

SURVEY REPORT

City of Riverside
Citywide Modernism Intensive Survey
September 2013

HISTORIC RESOURCES GROUP

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PROJECT SUMMARY

This Citywide Modernism Intensive Survey was prepared at the request of the City of Riverside, and was funded by a grant through the Certified Local Government (CLG) program. In November 2012, the City contracted with Historic Resources Group for the preparation of the Intensive Survey and a Multiple Property Documentation form for Modern historic resources in Riverside. This project is an extension of the City's 2009 Modernism Context Statement, also funded by the CLG program.

The activity which is the subject of this Intensive Survey has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the California Office of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the California Office of Historic Preservation, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the California Office of Historic Preservation.

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INTRODUCTION

The focus of this survey is the built environment within the City of Riverside constructed between 1935 and 1975.[1] Using the 2009 Modernism Historic Context and Study List[2] as a guide, surveyors identified properties constructed during the period that appear eligible for individual designation as landmarks or structures of merit, as well as geographically-definable areas that appear eligible for designation as historic districts. All identified properties were evaluated for potential listing in the National Register of Historic Places, the California Register of Historical Resources, and for local listing.

In conjunction with the field survey, HRG developed a Multiple Property Documentation (MPD) form, based on the Modern Architecture and Architects of Modernism themes developed in the Historic Context Statement. The MPD identifies architectural styles, architects, associated property types, integrity thresholds, and registration requirements to aid in the ongoing efforts to identify and designate modern historic resources in the City of Riverside.

Project Area

The area of consideration for this survey is the City of Riverside. Riverside is located approximately 50 miles east, southeast of Los Angeles. It lies on a plain that is interrupted by the Santa Ana River to the west and a series of foothills that are known as Rubidoux Mountain, Box Springs Mountain, Jurupa Mountains, Pedley Hill, and Victoria Hill, all of which partially define the City's boundaries. A system of arroyos from the eastern hills to the Santa Ana River crosses the Riverside plain. The Tesquesquite Arroyo, the largest of the arroyo system, largely confined development to the original town site, now Riverside's downtown core, for over four decades.[3]

Riverside's population grew dramatically after World War II. What was once a

[1] The period of significance identified in the Modernism Historic Context Statement was 1935-1969; however, after additional fieldwork was conducted as part of this project, it was recommended that the period of significance be extended to 1975 in order to document significant civic and institutional buildings constructed in the early to mid-1970s.

[2] Christopher A. Joseph & Associates, *City of Riverside Modernism Context Statement,* prepared for the City of Riverside November 2009.

[3] JM Research and Consulting, *Northside Survey,* prepared for the City of Riverside, 2005, 20. Included in *City of Riverside Modernism Context Statement.*

small agricultural community grew into an increasingly larger city. The population boom required the construction of housing in all of its forms and associated services, institutions, and infrastructure. Between 1935 and 1965, 26,299 parcels and 640 tract maps were approved by the City of Riverside.[4] As such, Riverside has a large pool of modern buildings representing a variety of styles and types.

Project Team

This project was conducted by Historic Resources Group, including Christine Lazzaretto, Principal; Robby Aranguren, Planning Associate; and Heather Goers, Architectural Historian. Additional assistance was provided by John LoCascio, Senior Architect; Kari Fowler, Senior Preservation Planner; and Paul Travis, Principal. The project team consisted of professionals who meet the Secretary of the Interior's qualifications for professionals in History and Architectural History.[5] Research assistance was provided by Carolyn Schutten, a graduate student in the Public History Program at the University of California, Riverside. The project was managed by staff from the Historic Preservation Section of the City of Riverside's Community Development Department, Teri Delcamp and Erin Gettis. Amanda Blosser, Senior Historian II in the Local Government Assistant Section of the California Office of Historic Preservation served as an advisor for the project and helped to shape the overall approach and content.

Project Objective

The purpose of this project is to identify and formally evaluate potential historic resources constructed between 1935 and 1975 in the City of Riverside. This includes individual resources and potential historic districts identified during the Modernism Historic Context study, as well as additional properties identified through research and a preliminary reconnaissance survey as part of this project. This project includes the preparation of up to 200 Department of Parks and Recreation Primary Records (DPR 523A), Building, Structure and Object Records (DPR 523B); and District Records (DPR 523D), as appropriate. Additional properties identified as part of the Modernism Historic Context study or this survey will be included on a Study List for future research and evaluation.

In addition, a key objective of this project was the development of the Multiple Property Documentation form

[4] *City of Riverside Modernism Context Statement*, 2.
[5] Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.

in order to provide a basis for the potential designation of resources from this period in the National Register of Historic Places.

Fieldwork

The National Park Service identifies two levels of survey. A *reconnaissance-level survey* is an overview inspection of an area, the purpose of which is to characterize the area generally as the basis for more detailed survey efforts. General historical research is conducted, such as the study of aerial photos, historical maps, and written histories. This research is followed by field work that identifies the basic characteristics of the area, such as extant property types, architectural styles, and street patterns.

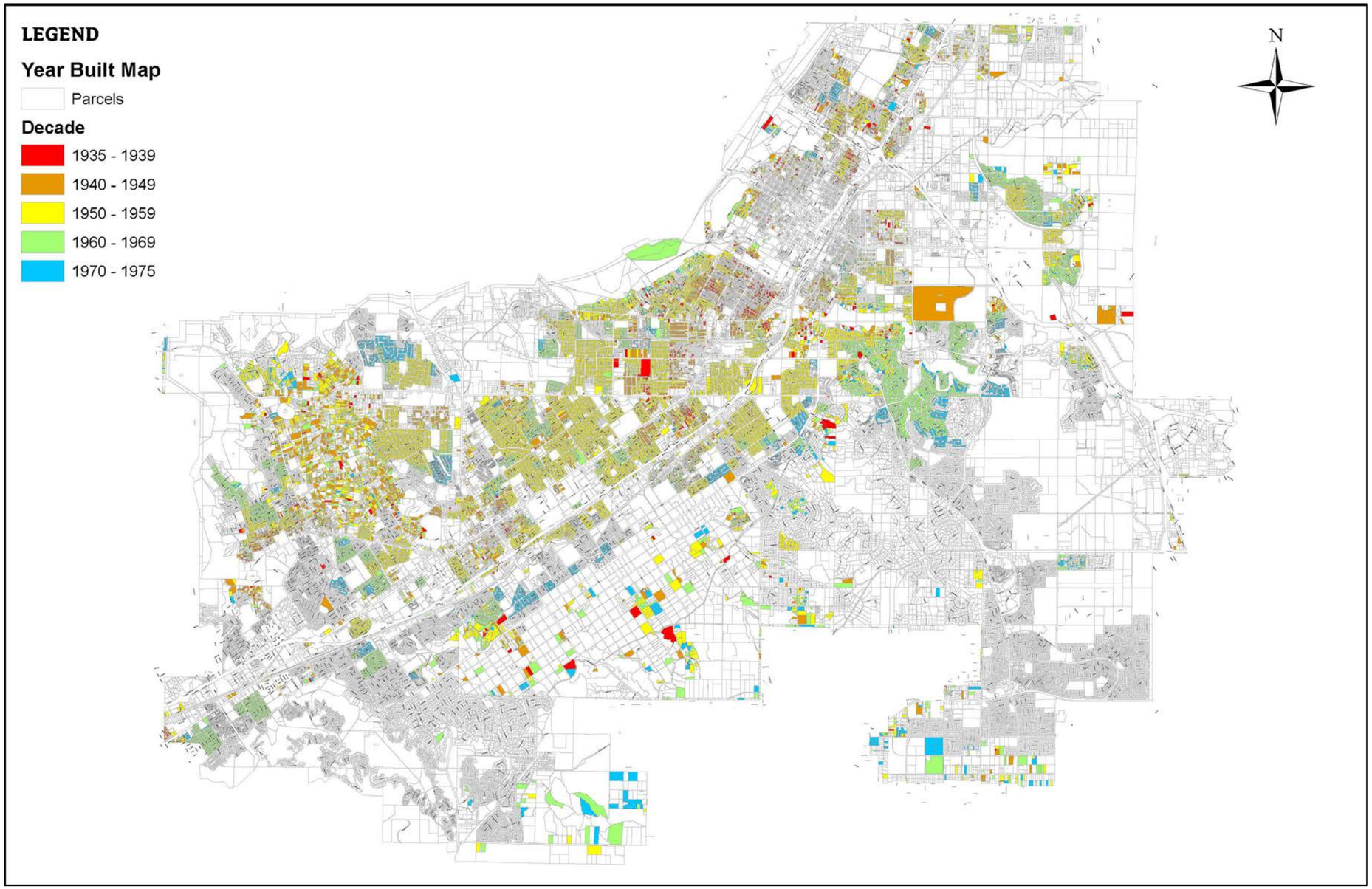
An *intensive-level survey* includes a detailed inspection of the survey area in order to identify "precisely and completely" all historic resources in an area. Property-specific research is conducted, including building permits, tax assessor data, and historic photos, of individual properties.

This historic resources survey included a preliminary reconnaissance-level survey to review previously identified potential historic resources, as well as identify additional resources to include on the Study List.[6] Reconnaissance was conducted citywide, with a focus on those areas that were primarily developed in the post-World War II period. Field maps were produced using data from the City's Geographic Information Systems to organize the reconnaissance efforts. These included chronology maps to identify those areas developed during the period of significance (shown in Figure 1). Reconnaissance was conducted between December 2012 and February 2013.

Following the reconnaissance-level survey, an intensive survey was conducted in order to document up to 200 potential individual resources and districts on the appropriate DPR forms. The intensive level survey included a photograph of each property, detailed field notes identifying significant character-defining features and alterations, and property-specific research. Surveyed properties were documented in a City-provided database. The intensive-level survey was conducted between February and August 2013.

[6] The Study List was initially developed during the Modernism Historic Context study.

FIGURE 1: CHRONOLOGY MAP



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Research

The Study List is comprised of information assembled from a variety of sources. The initial list was based on the original Study List included in the Modernism Context Statement and was expanded to include properties suggested by the City as well as properties identified by HRG during field reconnaissance. Further buildings were identified through the review of project lists compiled by individual local architects. When available, the archives of noted local architects were also consulted, including those of Clinton Marr, at the Riverside Municipal Museum; and Lois Gottlieb, housed at the Virginia Polytechnic Institute and State University (Virginia Tech).

Where possible, the architect, construction method, and construction year(s) of individual properties was verified through consultation of the City of Riverside online building permit archives and the Riverside County Land Information System (LIS). Further information regarding the year built, legal street address, and Assessor Parcel Number (APN) was confirmed using the LIS and the County of Riverside Property Information Center. In some cases, buildings identified through architects' project lists and archival materials were listed by name and/or general location only in the original source material and did not include a street address. In these instances, street addresses were determined through cross-referencing with Riverside city directories and, for major projects, consultation with the ProQuest Historical *Los Angeles Times* database. Once the street address had been determined for each property, the architect of record was verified through Riverside building permits, when possible, and the extant status of each building was confirmed through Google Maps and historic aerial comparisons.

To identify the context of postwar development in Riverside and determine the significance of specific buildings and neighborhoods, an extensive literature review was conducted on local architects, developers, and businesses, as well historical trends in construction and development in Riverside. This review included consultation of the Avery Index to Architectural Periodicals, the *Journal of the Riverside Historical Society*, the Pacific Coast Architecture Database (PCAD), the ProQuest Historical *Los Angeles Times* database, the *Riverside Press-Enterprise* and its predecessors, the *Daily Press* and the *Daily Enterprise*, as well as general texts on the history of Riverside. While most available scholarship focuses on the history of development in Riverside prior to World War II, Casey Tibbet's master's thesis, *Suburban Residential Growth in Riverside, California, 1886 to 1960* provided valuable information on the city's postwar residential

construction and development. Kevin Hallaran at the Riverside Municipal Museum also contributed helpful documentation regarding the Sun Gold developments.

In addition to the general sources discussed above, several resources were consulted for further information on specific buildings, architects, and neighborhoods. The blogs at ModernRiverside.com and RaincrossSquare.com proved helpful in locating in-depth information regarding the development history of specific properties as well as profiles of noted local architects. For additional research regarding individual architects, City staff provided access to documentation on file, which included copies of project lists and portfolios for architects Clinton Marr and Herman Ruhnau. The Special Collections staff at the Virginia Tech University Libraries also assisted with locating information and documentation pertaining to the Riverside projects of Lois Gottlieb. For information on specific neighborhoods and tract subdivisions, Casey Tibbet's field report was reviewed in conjunction with tract maps and records of survey, which are available online through the City of Riverside Public Works Department.

Documentation

Following the reconnaissance survey and follow-up research, the Study List comprised approximately 350 individual properties and potential historic districts. All 350 properties were evaluated in the field, and approximately 200 were selected for documentation as part of this survey.[7] This survey prioritized the documentation of those properties that appear eligible for designation at the federal, state, or local levels; however, there are some documented properties that do not appear to meet eligibility requirements or integrity thresholds. Documented properties include:

- Properties that were documented on DPR forms as part of the Student Work Plan for the Modernism Historic Context study.[8]
- Properties that appear eligible for listing in the National Register, the California Register, or as local landmarks or structures or merit.

[7] Properties that were not documented during this survey will remain on the Study List for future evaluation.
[8] Excluding any properties documented during the development of the Historic Context Statement that were later evaluated as part of the follow-up documentation for that project, including the Brockton Arcade Survey and the Grand Avenue Bluff Survey.

- Properties constructed during the period of significance that were documented by draft DPR forms as part of the University Avenue Specific Plan.
- Public elementary, middle, and high schools. Riverside has a large collection of schools built during the post-World War II period; in order to determine which schools are eligible for designation, a study of all schools was conducted.
- Select works by noted local architects that do not appear eligible for designation at this time. These properties were documented in order to provide a more complete picture of the work of important local architects.
- Individual buildings on the campus of the University of California Riverside (UCR).[9]
- Cohesive collections of commercial buildings and single-family residences were evaluated as potential historic districts.

Excluded from this study are any neighborhoods or potential districts that have recently been surveyed through other efforts, including Brockton Arcade, Grand Avenue Bluff, Riverside Community College, and California Baptist University. In addition, there are a number of individual properties undergoing evaluations as part of environmental review, project review, or other City studies that were not evaluated as part of this survey. A survey was conducted as part of the University Avenue Specific Plan review process; DPR forms were prepared but not finalized for these properties. Therefore, select properties constructed during the period of significance located along University Avenue were documented as part of this study; in general, this survey reviewed properties in the specific plan area that appeared potentially eligible under the Modernism Context. Other properties identified during review of the

[9] La Sierra University has numerous buildings from the period on campus; however, the campus is gated and field surveyors did not have adequate access to document these buildings. Riverside Community College is currently undergoing evaluation as part of a separate process, so that campus was also excluded from this study.

University Avenue Specific Plan were added to the Study List until the DPR forms for those properties can be finalized.

Evaluations

Individual properties and potential historic districts were evaluated using the themes and associated registration requirements developed in the Modernism Context Statement. Minor modifications were made as a result of additional fieldwork and research. These include:

- Revision of the period of significance to 1935 – 1975, to encompass significant buildings constructed by noted local architects in the early to mid-1970s that fit within the identified modernism themes.
- Addition of the following architectural styles to the "Modern Architecture" theme: Corporate Modern, Programmatic/Mimetic, and Late Modern.
- Addition of the following architects as master architects to the "Architects of Modernism" theme: Brown & Rawdon, Stiles O. Clements, Lois Gottlieb, Graham Latta, Maynard Lyndon, and Paul R. Williams.
- The architectural styles for some properties identified during the Modernism Context study were revised in this survey. In particular, several buildings originally identified as International Style were re-evaluated as Mid-century Modern or Corporate Modern. Pure examples of International Style architecture in Riverside are rare; many local examples include site specific or regional details, and do not reflect the most significant character-defining features of the International Style.

National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[10]

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of four established criteria:[11]

A. Associated with events that have made a significant contribution to the broad patterns of our history; or

B. Associated with the lives of persons significant in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Yield, or may be likely to yield, information important in prehistory or history.

Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined as the ability of a property to convey its significance.[12]

The National Register recognizes seven aspects or qualities that in various combinations define integrity. Integrity is the authenticity of a property's historic identity as evidenced by the survival of physical characteristics that existed during the property's historic period. The National Park Service has defined the following seven aspects of integrity:[13]

[10] Title 36 Code of Federal Regulations Part 60.2.
[11] Title 36 Code of Federal Regulations Part 60.4.

[12] *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*. Washington D.C.: U.S. Department of the Interior, National Park Service, 1995.
[13] *National Register Bulletin 15*, 44-45.

- *Location*: The place where the historic property was constructed or the place where the historic event occurred.
- *Design*: The combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting*: The physical environment of a historic property.
- *Materials*: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship*: The physical evidence of the crafts of a particular culture of people during any given period in history or prehistory.
- *Feeling*: A property's expression of the aesthetic or historic sense of a particular period of time.
- *Association*: The direct link between an important historic event or person and a historic property.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development. A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and

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- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.[14]

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing as the National Register.

Criterion Consideration G

Properties that are less than 50 years of age are not usually considered eligible for listing in the National Register. 50 years is the general estimate of the time needed to develop historical perspective and to evaluate significance. These properties can be eligible for listing, however, if they meet special Criterion Consideration G, in addition to meeting the standard requirements. *National Register Bulletin #15* states that a property less than 50 years of age may be eligible for the National Register if it is of exceptional importance.[15] Demonstrating exceptional importance requires the development of a historic context statement for the resource being evaluated, a comparative analysis with similar resources, and scholarly sources on the property type and historic context.

California Register of Historical Resources

In 1992, State Assembly Bill 2881 established the California Register. The California Register is an authoritative guide used by state and local agencies, private groups and citizens to identify historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public

[14] *National Register Bulletin #21*, 12.

[15] *National Register Bulletin #15*, 2.

hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

The criteria for eligibility of listing in the California Register are based upon National Register criteria. To be eligible for listing in the California Register, a property must possess significance at the local, state, or national level, under one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. It is associated with the lives of persons important to local, California, or national history; or

3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or

4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.

OHP Survey Methodology

The evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historic resources.

In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions

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of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.

2. Determined eligible for listing in the National Register or the California Register.

3. Appears eligible for listing in the National Register or the California Register through survey evaluation.

4. Appears eligible for listing in the National Register or the California Register through other evaluation.

5. Recognized as historically significant by local government.

6. Not eligible for listing or designation as specified.

7. Not evaluated or needs re-evaluation.

City of Riverside Cultural Resources Ordinance

The City of Riverside's Cultural Resources Ordinance provides designation criteria for Landmarks, Structures of Merit, Historic Districts, and Neighborhood Conservation Areas, the criteria for which are outlined in Riverside Municipal Code (RMC) Section 20.20.020, 20.25.010, and 20.26.010, respectively. A cultural resource may be determined eligible to be a contributor to a Historic District or Neighborhood Conservation Area and/or also be individually designated as a Landmark or Structure of Merit.

The criteria for Landmark designation are as follows:

(a) Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural historic; or

(b) Is identified with persons or events significant in local, state, or national history; or

(c) Embodies the distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or

(d) Represents the work of a notable builder, designer, or architect; or

(e) Contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping or properties, which contribute to each other and are unified aesthetically by plan or physical development; or

(f) Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city; or

(g) Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or

(h) Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or

(i) Reflects significant geographical patterns, including those associated with different eras of settlement growth, particular transportation modes, or distinctive examples of park or community planning; or

(j) Is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

The status of Structures of Merit as currently applied by the City is usually used to distinguish historic buildings and structures of lesser significance than a Landmark. A Structure of Merit is one that:

(a) Represents in its location an established and familiar visual feature of the neighborhood, community, or city; or

(b) Materially benefits the historic, architectural, or aesthetic character of the neighborhood; or

(c) Is an example of a type of building which was once common but is now rare in its neighborhood, community, or area; or

(d) Is connected with a business or use which was once common but is now rare; or

(e) Contributes to an understanding of contextual significance of a neighborhood, community, or area.

Historic Districts are typically groupings of properties that are either linked geographically or thematically. The criteria for Historic District designation are:

A. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural historic; or

B. Is identified with persons or events significant in local, state, or national history; or

C. Embodies distinctive characteristics of a style, type period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or

D. Represents the work of notable builders, designers, or architects; or

E. Has a unique location or is a view or vista representing an established and familiar visual feature of a

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neighborhood, community, or of the City; or

F. Embodies a collection of elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or

G. Reflects significant geographical patterns, including those associated with different eras of settlement and growth particular transportation modes, or distinctive examples of park or community planning; or

H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.

SURVEY RESULTS

Historic Resources Group worked with the City of Riverside Planning Staff to identify properties within the identified Modernism themes that have the potential to meet federal, state, or local landmark criteria. Documented properties represent commercial, residential, and institutional property types, along with historic signs.

The survey information will be used by the Community Development Department staff to help inform decisions related to the California Environmental Quality Act (CEQA), zoning, and to determine which properties are potentially eligible for the Mills Act. The Community Development Department staff will work with the Cultural Heritage Board, City Council, and the public to ensure that the survey findings are integrated into the overall planning process.

The project team evaluated the buildings within the appropriate theme as developed in the Modernism Context Statement. Properties were evaluated for potential eligibility for listing in the National Register of Historic Places, the California Register, and under local criteria, either individually or as contributing elements to a potential historic district. In accordance with local and state historic preservation guidelines, a lesser threshold for integrity of design was applied in determining eligibility at the local and state level. Locally-eligible resources typically possess a lower degree of architectural distinction than merits listing in the National Register.

In general, in order to be eligible for listing in the National Register of Historic Places, individual resources must have little to no alteration, must be an excellent or rare example of an architectural style, or must be the work of a significant local architect.

Assignment of Status Codes

All properties previously assigned a CHR Status Code of 5 or higher or assigned a CHR Status Code of 3S, 3CS, 5S3, and 7R as part of this survey are considered to be historic resources under the current provisions of the California Environmental Quality Act (CEQA) and Title 20 of the City of Riverside Municipal Code (Ord. 6263 (1996), as amended). Those properties assigned a CHR Status Code of 7R are historic resources under CEQA but require further study before a formal determination can be made. Status codes assigned during this survey include:

- CHR Status Code of 3S – appears eligible for NR as an individual property through survey evaluation.
- CHR Status Code 3CS - appears eligible for CR as a individually significant through a survey evaluation.

- CHR Status Code of 5S3 - appears eligible for CR as individually significant through a survey evaluation.
- CHR Status Code of 6L - may warrant special consideration in local planning. Assigned in select cases; resources assigned a 6L are not considered historical resources under CEQA.
- CHR Status Code of 7R – identified in Reconnaissance Level Survey: not evaluated, further research needed.

Evaluation of Individual Properties

This survey has identified:

- Thirteen (13) individual properties which appear eligible for listing in the National Register of Historic Places.
- Thirty-three (33) individual properties which appear eligible for listing in the California Register of Historical Resources.
- Eighty-eight (88) individual properties which appear eligible for listing as local landmarks or structures of merit.
- Fourteen (14) properties on the University of California, Riverside campus that appear eligible for listing in the California Register of Historical Resources or as local landmarks.
- Twelve (12) properties which have evidence of potential significance through research but require further evaluation.
- Seven (7) properties which may require consideration for local planning purposes.
- Seventeen (17) properties that do not appear to meet criteria for listing in National Register, the California Register, or as local landmarks.

Documented properties are listed in Tables 1-7 and illustrated in the map in Figure 2. All properties in Tables 1-7 have an accompanying DPR form.

Evaluation of Potential Historic Districts

This survey has identified and documented ten (10) potential historic districts. Eight of these are residential districts, and two are commercial. Documentation includes the preparation of a DPR 523D form; map identifying the district boundary and contributing/non-contributing resources within the boundary; photographs documenting select properties that are representative examples of district contributors; list of contributing/non-contributing resources within each

district. The identified historic districts are:

- Adler Tract
- Butterfield Estates
- Canyon Crest Housing[16]
- Elizabeth Street (commercial district)
- Mount Rubidoux Park
- Sun Gold Terrace (Cowboy Streets)
- Sun Gold Terrace (Mountain Streets)
- Sunnyside (commercial district)
- Victoria Groves
- Whitegate

Study List

Those properties identified by the Modernism Historic Context study, the City, or as part of this survey that have not been documented on a DPR form as part of this project will remain on the Study List for future evaluation. The Study List is included in Appendix A. Properties on the Study List have been assigned a 7R status code and do not have an accompanying DPR form.

[16] Canyon Crest Housing is now part of the UCR campus; individual contributors and non-contributors could not be determined from the public right-of-way.

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TABLE 1: INDIVIDUAL PROPERTIES THAT APPEAR ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
3420		Mission Inn Avenue	Central Fire Station	Moise, Harbach and Hewlett	1957	International Style	Public	1CS, 3S, 5S3
3412		5th Street	Riverside Townhouses	Mellin, William F.	1949	Late Moderne	Residential / multi-family	3S, 5S3
3610		14th Street	IBM Building (former)	Kistner, Wright and Wright	1959	Corporate Modern	Commercial / office	3S, 5S3
5770		Arlington Avenue	Wesley United Methodist Church	Marr, Clinton	1956	Mid-century Modern	Institutional / religious	3S, 5S3
3971 - 3995		Brockton Avenue	Brockton Square	Williams, Martin (architect); Marsh, Harry (contractor)	1960	Mid-century Modern / Modern Ranch	Commercial / retail	3S, 5S3
2675		Central Avenue	Temple Beth-El	Kliegman, R.	1963	Mid-century Modern	Institutional / religious	3S, 5S3
3711		Central Avenue	Marcy Branch Library	Ruhnau, Herman	1958	Mid-century Modern	Public / library	3S, 5S3
6816		Hawarden Drive	Clinton & Geraldine Marr Residence #2	Marr, Clinton	1960	Mid-century Modern	Residential / single-family	3S, 5S3
4566		Jarvis Street	Clinton Marr Residence #1	Marr, Clinton (owner/contractor)	1955	Mid-century Modern	Residential / single-family	3S, 5S3
8880		Magnolia Avenue	American Red Cross (former)	Frey and Chambers	1961	Mid-century Modern	Institutional	3S, 5S3
9395		Magnolia Avenue	Arlington Methodist Church	Orr, Strange and Inslee	1961	Mid-century Modern	Institutional / religious	3S, 5S3
3102		Main Street	Texaco Service Station	Teague, Walter Dorwin	1936	Streamline Moderne	Commercial / auto	3S, 5S3
1393		University Avenue	Farmhouse Motel	No original building permit.	1953	California Ranch	Commercial / motel	3S, 5S3

TABLE 2: INDIVIDUAL PROPERTIES THAT APPEAR ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
3535		10th Street	Riverside County Law Library	Ruhnau, Herman	1969	New Formalist	Institutional/civic	3CS, 5S3
3380		14th Street	Standard Insurance Company	Marr, Clinton	1961	Corporate Modern	Commercial / office	3CS, 5S3
3512		14th Street	Press-Enterprise Building	Ruhnau, Herman	1958	Mid-century Modern	Commercial / office	3CS, 5S3
5261		Arlington Avenue	Sears & Roebuck Company Department Store	Luckman, Charles	1963	Mid-century Modern	Commercial / retail	3CS, 5S3
8001		Auto Drive	Helgeson Buick (former) / Acura of Riverside	Ficker, William (architect); Diffenbaugh, J.D. (contractor)	1965	Mid-century Modern/International Style	Commercial / auto	3CS, 5S3
8201		Auto Drive	Rubidoux Motor Company	William P. Ficker	1965	Mid-century Modern		3CS, 5S3
891	West	Blaine Street	Gethsemane Lutheran Church	Marr, Clinton	1961	Mid-century Modern	Institutional / religious	3CS, 5S3
3903		Brockton Avenue	Brockton Avenue Professional Building	Brown and Rawdon	1973	Mid-century Modern	Commercial/office	3CS, 5S3
5900		Brockton Avenue	Riverside Osteopathic Hospital (later Knollwood)	Jacobson, Art (construction); Gates, William L. (addition)	1962; 1966 (addition)	Mid-century Modern	Hospital	3CS, 5S3
5969		Brockton Avenue	Trinity Lutheran Church	Orr, Strange and Inslee	1961	Mid-century Modern	Institutional / religious	3CS, 5S3
3756		Central Avenue	Provident Federal Savings and Loan	Marr, Clinton	1962	Corporate Modern	Commercial/bank	3CS, 5S3

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
5250		Central Avenue	Our Lady of Perpetual Help Church	Brown and Rawdon	1970	New Formalist	Institutional / religious	3CS, 5S3
1200		Columbia Avenue	Bourns, Inc. Headquarters	Cowan and Bussey	1961	Mid-century Modern	Industrial	3CS, 5S3
4375		Jackson Street	Church of Jesus Christ of Latter-Day Saints	Little, Robert J. & R. Lawrence	1972	New Formalist	Institutional / religious	3CS, 5S3
3401		Lemon Street	Plymouth Tower	Fleming, William	1968	International / Mid-century Modern	Multi-family Residential	3CS, 5S3
1085		Linden Street	Grace United Methodist Church	Marr, Clinton	1966	Mid-century Modern	Institutional / religious	3CS, 5S3
3530		Madison Street	Denny's	Armet and Davis	1967	Googie	Commercial / restaurant	3CS, 5S3
6570		Magnolia Avenue	Home Savings of America (former)	Frank Homolka & Associates; Dennis O'Connor & Susan Hertel (mosaics)	1980	Corporate Modern	Commercial / bank	3CS, 5S3
7050		Magnolia Avenue	Alberto's (current); Roy Rogers Roast Beef (original)	Armet & Davis	1970	Mid-century Modern	Commercial / restaurant	3CS, 5S3
3900		Main Street	Riverside City Hall	Ruhnau, Herman	1975	Brutalist	Public	3CS, 5S3
4225		Market Street	De Anza Theater	Lee, S. Charles	1939	Streamline Moderne	Commercial / theater	3CS, 5S3
4269		Miramonte Place	William Cowan Residence	Cowan, William; addition by Bussey Brown Brown & Hofmann (1978, finalized in 1992)	1965	Mid-century Modern	Residential / single-family	3CS, 5S3
3581		Mission Inn Avenue	Central Library	Moise, Harbach and Hewlett (with Fickes & Fickes)	1963	New Formalist	Public / library	3CS, 5S3
4102		Orange Street	City Police Department	Ruhnau, Herman	1965	Mid-century Modern	Public / police dept	3CS, 5S3

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
4102		Orange Street	City Police Department	Ruhnau, Herman	1965	Mid-century Modern	Public / police dept	3CS, 5S3
4305		Orange Street	Mile Square Building	Bragg, Dale	1961	Mid-century Modern	Commercial / office	3CS, 5S3
4200-4232		Orange Street	(Former) Best Best & Krieger Law Offices; (Current) Law Offices of Public Defender - Riverside County	Marr, Clinton (1958); Ruhnau, Evans and Brown (expansion, 1966)	1958	Mid-century Modern	Public	3CS, 5S3
4175		Quail Road	Robert S. Gottlieb Residence	Gottlieb, Lois	1966	Mid-century Modern	Residential / single-family	3CS, 5S3
4259		Quail Road	Phillip Esbensen Residence	Esbensen, Philip (owner/arch.)	1965	Mid-century Modern	Residential / single-family	3CS, 5S3
6160		Riverside Avenue	Church of Christ	Cowan, William	1959	Mid-century Modern	Institutional / religious	3CS, 5S3
1320		University Avenue	IHOP (originally Sandy's Restaurant)	I.L. Winans	1964	Googie	Commercial / restaurant	3CS, 5S3
1635		University Avenue	Los Jibertos Taco Shop; former Arby's	Riedel, W.C.	1969	Mimetic	Commercial / restaurant	3CS, 5S3
1680		University Avenue	Security First National Bank (University Branch)	Marr, Clinton	1957	Mid-century Modern	Bank	3CS, 5S3
1995		University Avenue	Denny's (former)	Armet and Davis	1961	Googie	Commercial / restaurant	3CS, 5S3

TABLE 3: INDIVIDUAL PROPERTIES THAT APPEAR ELIGIBLE FOR LOCAL LISTING (LANDMARK OR STRUCTURE OF MERIT)

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
1550		3rd Street	John W. North High School	Marr, Clinton; and Ternstrom, Clinton	1964	Mid-century Modern	Institutional / education	5S3
4024		12th Street	N. K. Bear Medical Building	Marr, Clinton	1961	Mid-century Modern	Commercial/office	5S3
3393		14th Street	Kinkle, Rodiger, Graf, Dewberry & Spriggs Law Offices (former)	Marr, Clinton	1969	Mid-century Modern	Commercial / office	5S3
5455		Alessandro Boulevard	Immanuel Lutheran Church	Marr, Clinton	1969	Mid-century Modern	Institutional / religious	5S3
5500		Alessandro Boulevard	First Baptist Church	Marr, Clinton	1964	Mid-century Modern	Institutional / religious	5S3
2122		Archdale Street	Residence	Rowalt, Inc. (owner/contractor)	1960	Mid-century Modern	Residential / single-family	5S3
11045		Arizona Avenue	Arizona Intermediate School (now Arizona Middle School)	Ruhnau, Herman	1960s	Mid-century Modern	Institutional / education	5S3
2910		Arlington Avenue	Victoria Elementary School	Caughey, Milton	1953	Mid-century Modern	Institutional / education	5S3
11500		Arlington Avenue	Crestlawn Memorial Park Mortuary	Armet and Davis, Glenn W. Lundberg	1956	Mid-century Modern	Commercial / mortuary	5S3
3690-3696		Beatty Drive	Blindness Support Services Building	Jacobson, Art	1958	Mid-century Modern	Commercial / office	5S3
5945-5955		Brockton Avenue	Bordwell Medical Offices; National Cremation Service (current)	Bragg, Dale	1965	Mid-century Modern	Commercial / office	5S3
6166		Brockton Avenue	B. P. O. E., Elks Lodge #643	Ruhnau, Herman	1957	Mid-century Modern	Institutional / social club	5S3
6666		Brockton Avenue		No architect listed on permits.		Mid-century Modern	Commercial / office	5S3

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
8223		California Avenue	Grace Baptist Church	Ruhnau, Herman	1960s	Mid-century Modern	Institutional/religious	5S3
4955		Canyon Crest Drive	Forest Fire Laboratory, US Department of Agriculture	Ruhnau, Herman	1962	Mid-century Modern	Public/government	5S3
2433		Central Avenue	Alcott Elementary School	Moise and Harbach	1958	Mid-century Modern	Institutional / education	5S3
4950		Central Avenue	Sierra Junior High School	Ruhnau, Herman	1956; 1965	Mid-century Modern	Institutional / education	5S3
5801		Chicago Avenue	Evergreen Masonic Temple	Marr, Clinton	1976	Late Modern	Institutional/social club	5S3
8362		Colorado Avenue	John Adams Elementary School	Ruhnau, Herman	1960	Mid-century Modern	Institutional / education	5S3
1455		Columbia Avenue	Hunter Douglas Engineering Plant	Williamson, Martin (1949); Pereira and Luckman (1953)	1949	Mid-century Modern	Industrial	5S3
3510		Cranford Avenue	Fire Station No. 4	Gates, William Lee	1961	Mid-century Modern	Civic/fire station	5S3
2220		Drummond Drive	Residence	Bussey, Noble	1963	Mid-century Modern	Residential / single-family	5S3
7452		Dufferin Avenue	Gage Canal Headquarters	Bragg, Dale	1959	Mid-century Modern	Commercial / office	5S3
5958		Edith Avenue	Residence	No architect listed on permits. G.A. O'Rourke (contractor)	1966	Mid-century Modern	Residential / single-family	5S3
1299		Galleria	Tyler Mall Broadway Building (now Forever 21)	Luckman, Charles	1969	Late Modern	Commercial / retail	5S3
1299		Galleria	Tyler Mall May Co. Building (now Macy's)		1969	Late Modern	Commercial / retail	5S3

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
8535		Garfield Street	Monroe Elementary School	Caughey, Milton	1957	Mid-century Modern	Institutional / education	5S3
5451		Glenhaven Avenue	Residence	Cowan and Bussey	1960	Mid-century Modern	Residential / single-family	5S3
6146		Hawarden Drive			1937	Early Modern	Residential / single-family	5S3
700		Highlander Drive	Highland Elementary School	Caughey, Milton	1965	Mid-century Modern	Institutional / education	5S3
3044		Horace Street	California School for the Deaf	No architect listed on permits.	1952	Mid-century Modern	Institutional / education	5S3
800		Iowa Avenue	Lily Tulip Cup Corporation Plant (cup only)	Marr, Clinton	1958	Mid-century Modern	Industrial	5S3
4585		Jackson Street	Jackson Elementary School	Moise, Harbach and Hewlett	1959	Mid-century Modern	Institutional / education	5S3
2760		Jane Street	George Washington Elementary School	Marr, Clinton	1964	Mid-century Modern	Institutional / education	5S3
4285		Jefferson Street	Jefferson Elementary School	Ruhnau, Herman	1948	Mid-century Modern	Institutional / education	5S3
4850		Jurupa Avenue	Riverside Community Church	Ruhnau, Herman	1970	New Formalist	Institutional / religious	5S3
4491		Kansas Avenue	Kansas Avenue Baptist Church	Von Pohle, Vernon	1964	Late Modern	Institutional / religious	5S3
800	East	La Cadena Drive	Johnson Tractor Company Sales & Service	Marr, Clinton	1963	Mid-century Modern	Industrial	5S3
4145		La Sierra Avenue	La Sierra High School	Ruhnau, Herman	1969	Mid-century Modern	Institutional / education	5S3
4933		La Sierra Avenue	La Sierra Mortuary	None listed	1963	Mid-century Modern	Commercial	5S3

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
4275		Lemon Street	Swarner, Fitzgerald & Dougherty Law Offices	Marr, Clinton	1966	Late Modern	Commercial / office	5S3
6400		Lincoln Avenue	Matthew Gage Junior High School	Ruhnau, Herman	1960s	Mid-century Modern	Institutional / education	5S3
1363		Linden Street	University Christian Church	Marr, Clinton	1964	Mid-century Modern	Institutional / religious	5S3
3635		Madison Avenue	Madison Elementary School	Moise and Hewlett; Ruhnau, Herman (additions)	1952; 1960s	Mid-century Modern	Institutional / education	5S3
6030		Magnolia Avenue	Tuxie's Drive-In (sign only)	Riverside Neon	1955	N/A	Neon sign	5S3
6086		Magnolia Avenue	Magnolia Investment Co./Stater Brothers; now Goodwill	Prichard, T. C. (contractor)	1949	Late Moderne	Commercial /market	5S3
6876		Magnolia Avenue	RAFE Federal Credit Union	No architect listed on permits.	1953	Mid-century Modern	Commercial / office	5S3
7000-7010		Magnolia Avenue	Retail Building	No architect listed on permits.	1950	Mid-century Modern	Commercial / retail	5S3
7200		Magnolia Avenue	Magnolia Presbyterian Church	Marsh, Harry (contractor)	1965	Mid-century Modern	Institutional / religious	5S3
7675		Magnolia Avenue	Ramona High	Ruhnau, Herman; Moise and Hewlett	1956	Mid-century Modern	Institutional / education	5S3

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
7708		Magnolia Avenue	Magnolia Manor	Greenfield, Paul	1959	Mid-century Modern	Residential / multi-family	5S3
7774		Magnolia Avenue	Magnolia Palms	Maxwell Starkman & Associates	1963	Mid-century Modern	Residential / multi-family	5S3
9129		Magnolia Avenue	Pacific Telephone Co. Service Center	Allison and Rible	1959	Mid-century Modern	Commercial	5S3
9204		Magnolia Avenue	Bank of America	Williams, Paul R.	1958	Mid-century Modern	Bank	5S3
9216-9258		Magnolia Avenue	Palm Square Shopping Center	Pauli & Martin AIA Architects	1965	Mid-century Modern	Commercial / retail	5S3
9262		Magnolia Avenue	The Arlington Offices	Schuler, James K.	1966	Mid-century Modern	Commercial / office	5S3
9856		Magnolia Avenue	Chen Ling Palace Restaurant (current); Oriental Garden Restaurant (former)	Herrick, R. Ross	1962	Asian Eclectic	Commercial / restaurant	5S3
9910		Magnolia Avenue	George's Famous Grinder (current); Tina's Drive-In (former)	No architect listed on permits.	1955	Mid-century Modern	Commercial / restaurant	5S3

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
10000		Magnolia Avenue	RB Furniture (former); Riverside Cyclery/Cyclery USA (Current)	Russ Connors Associates (structural engineer)	1969	Mid-century Modern	Commercial / retail	5S3
10297		Magnolia Avenue	Bank of America	Haugaard Elrod Associates	1971	Brutalist	Commercial / bank	5S3
3264		Maude Street	JK Market (current); Circle K Market (original)	Cowan and Bussey	1966	Mid-century Modern	Commercial / market	5S3
6739		Oleander Court	Residence	Hanson, Bruce	1967	Mid-century Modern	Residential / single-family	5S3
4937-4959		Olivewood Avenue	Cliff Dweller's Apartment	No architect listed on permits.	1956; 1959	Mid-century Modern	Multi-family Residential	5S3
3580		Orange Street	AT&T Building	Parkinson, Powelson, Briney, Bernard & Woodford	1952	Mid-century Modern	Commercial	5S3
4294-4298		Orange Street	Office Building	Williamson, Martin	1953	Mid-century Modern	Commercial / office	5S3
4660		Ottawa Avenue	Emerson Elementary School	Moise and Harbach	1955	Mid-century Modern	Institutional / education	5S3

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
4768		Palm Avenue	Riverside Convalescent Hospital	Cowan and Bussey	1962	Mid-century Modern	Commercial / office	5S3
6979		Palm Court	Magnolia Palms	Jacobson, Art		Mid-century Modern	Residential / multi-family	5S3
4768		Palm Avenue	Riverside Convalescent Hospital	Cowan and Bussey	1962	Mid-century Modern	Commercial / office	5S3
6979		Palm Court	Magnolia Palms	Jacobson, Art		Mid-century Modern	Residential / multi-family	5S3
3052		Panorama Road	Paul Giesser Residence	Westbrook, Virgil	1947	Mid-century Modern	Residential / single-family	5S3
2343 - 2379		Pennsylvania Avenue	Riverside Faith Temple (current)	Novikoff Engineers (Safeway); Gourah (sp?), Edmond (Retail space)	1959	Mid-century Modern	Institutional / religious	5S3
3623 - 3645		Prospect Avenue	Cresta del Arroyo	William F. Mellin	1954	Mid-century Modern	Residential / multi-family	5S3
2996		Rockhill Way	Richard Frick Residence	Frick, Richard	1965	Mid-century Modern	Residential / single-family	5S3
6201		Shaker Drive	Castle View Elementary School	Cowan and Bussey	1965	Mid-century Modern	Institutional / education	5S3

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
1746		Spruce Street	Owl Service Rock Co. (former); CalTrans (current)	Ruhnau, Evans, Brown & Steinmann	1964	Mid-century Modern / Miesian	Commercial / office	5S3
5134		Stonewood Drive	Harold Fagin Residence	Rowalt, Inc. (contractor)	1958	Mid-century Modern	Residential / single-family	5S3
5168		Stonewood Drive	William Scott Residence	Hogan, John (contractor)	1959	Mid-century Modern	Residential / single-family	5S3
3580		Tyler Street	Citibank (current); Glendale Federal Savings (original)	Ruhanu, Herman	1973	Mid-century Modern	Commercial	5S3
1405		University Avenue	La Casa Contenta Motel	No original building permit.	1948 / 1953	Minimal Traditional	Commercial / motel	5S3
1651		University Avenue	Redlands Federal/Citibank	Wellington & Wood Architects	1972	Late Modern	Commercial / bank	5S3
1855-1857		University Avenue	Riverside Dentistry	Hartfelder, J. Don	1955	Mid-century Modern	Commercial / office	5S3
2140-2158		University Avenue	Skylark Motel (sign only)	Valley Neon (sign); Ruhnau, Herman (building)	1957	N/A	Sign	5S3

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
2479-2489		University Avenue	Commercial/retail	No architect listed on permits.	1948	Mid-century Modern	Commercial / retail	5S3
2711		University Avenue	Thunderbird Lodge (sign only)	No sign company listed on permits.	1960	N/A	Sign	5S3
2870		University Avenue	Safeway / SW Plastics	No architect listed on permits.	1938	Late Moderne	Commercial / market	5S3
3035		Van Buren Boulevard	Van Buren Drive-In Theatre	Post, Albert	1964	N/A	Commercial / drive-in theater	5S3
5130		Victoria Avenue	Harry Marsh Residence	Marsh, Harry	1954	Mid-century Modern	Residential / single-family	5S3
6016		Victoria Avenue	Residence	Frazar, Robert (owner/contractor)	1959	Mid-century Modern	Residential/single-family	5S3
6091		Victoria Avenue	Victorian Presbyterian Church	Gates, William Lee	1958	Mid-century Modern	Institutional / religious	5S3

TABLE 4: UNIVERSITY OF CALIFORNIA, RIVERSIDE CAMPUS PROPERTIES THAT APPEAR ELIGIBLE FOR DESIGNATION (CALIFORNIA REGISTER, LOCAL)[17]

CAMPUS	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
University of California, Riverside	Administration / Hinderaker Hall	Allison and Rible	1960	Mid-century Modern	Institutional / education	3CS, 5S3
University of California, Riverside	Carillon Tower / Bell Tower	Jones and Emmons	1966	Mid-century Modern	Institutional / education	3CS, 5S3
University of California, Riverside	Life Sciences Building	Pereira and Luckman	1959	Mid-century Modern / New Formalist	Institutional / education	3CS, 5S3
University of California, Riverside	Olmsted Hall (Humanities)	Allison & Rible	1963	Mid-century Modern / New Formalist	Institutional / education	3CS, 5S3
University of California, Riverside	Physical Sciences Unit 3 / Physics Building	Lyndon, Maynard	1965	Mid-century Modern / New Formalist	Institutional / education	3CS, 5S3
University of California, Riverside	Rivera Library	Latta & Denny	1953	Mid-century Modern / New Formalist	Institutional / education	3CS, 5S3
University of California, Riverside	Social Sciences/Watkins Hall	Clark and Frey	1954	Mid-century Modern / New Formalist	Institutional / education	3CS, 5S3
University of California, Riverside	Abderdeen-Inverness Residence Hall	Allison and Rible	1959	Mid-century Modern	Institutional / education	5S3
University of California, Riverside	Health Services Building	Ruhnau, Herman	1961	Mid-century Modern	Institutional / education	5S3
University of California, Riverside	Physical Sciences Unit 1 / Geology Building	Bennett and Bennett	1953	Mid-century Modern	Institutional / education	5S3
University of California, Riverside	Physical Sciences Unit 4 / Chemistry Building / Pierce Hall	Jones and Emmons	1965	Mid-century Modern	Institutional / education	5S3
University of California, Riverside	Residence Hall Unit 4/Lothian Residence Hall	Russell, G. V.	1963	Mid-century Modern	Institutional / education	5S3

[17] There were no properties on the University of California, Riverside campus that were identified as eligible for listing in the National Register of Historic Places at this time.

CAMPUS	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
University of California, Riverside	Social Sciences & School of Administration / Sproul Hall		c. 1965	Mid-century Modern / New Formalist	Institutional / education	5S3
University of California, Riverside	Webber Hall	Chambers and Hibbard	1954	Mid-century Modern / New Formalist	Institutional / education	5S3

TABLE 5: INDIVIDUAL PROPERTIES THAT APPEAR HISTORICALLY SIGNIFICANT BUT REQUIRE FURTHER STUDY

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
4664		9th Street	Blaine Rawdon Residence	Rawdon, Blaine	1976		Residential/single-family	7R
3933		Harrison Street	Juvenile Hall	Caughey, Milton	1952	Mid-century Modern	Institutional/detention center	7R
5994		Londonderry Drive	Wendell M. Harbach Residence	Harbach, Wendell M. (owner/contractor)	1962 or 1964	Mid-century Modern	Residential / single-family	7R
9010		Magnolia Avenue	Sherman Indian High School	Ruhnau, Herman	c. 1971	Vernacular	Institutional / education	7R
6720		Oleander Court	Fred & Helen Clark Residence	Marr, Clinton	1959	Mid-century Modern	Residential / single-family	7R
6744		Oleander Court	Dr. & Mrs. Edward Neblett Residence	Marr, Clinton	1965	Mid-century Modern	Residential / single-family	7R
3100		Pachappa Hill Drive	Gerald C. Paxton Residence	Hall, H. L. (Ed Peterson listed as contractor per City list)	1940	Mid-century Modern	Residential / single-family	7R
4229		Quail Road	Worden Guest House	Gottlieb, Lois	1955 (res.)	Mid-century Modern	Residential / single-family	7R
2750		Rumsey Drive	Howard H. Hays Jr. Residence	Marr, Clinton (residence & alterations)	1959	Mid-century Modern	Residential / single-family	7R
6140		Tiburon Drive	Edward L. Mackey Residence	Gottlieb, Lois	1971	Mid-century Modern	Residential / single-family	7R
1145		Via Vallarta	Dr. & Mrs. William D. Bowker Residence	Marr, Clinton	1967-1968	Mid-century Modern	Residential / single-family	7R
1155		Via Vallarta	Charles M. Ross Residence	Moise and Harbach	1966	Mid-century Modern	Residential / single-family	7R

TABLE 6: INDIVIDUAL PROPERTIES THAT MAY WARRANT CONSIDERATION IN LOCAL PLANNING

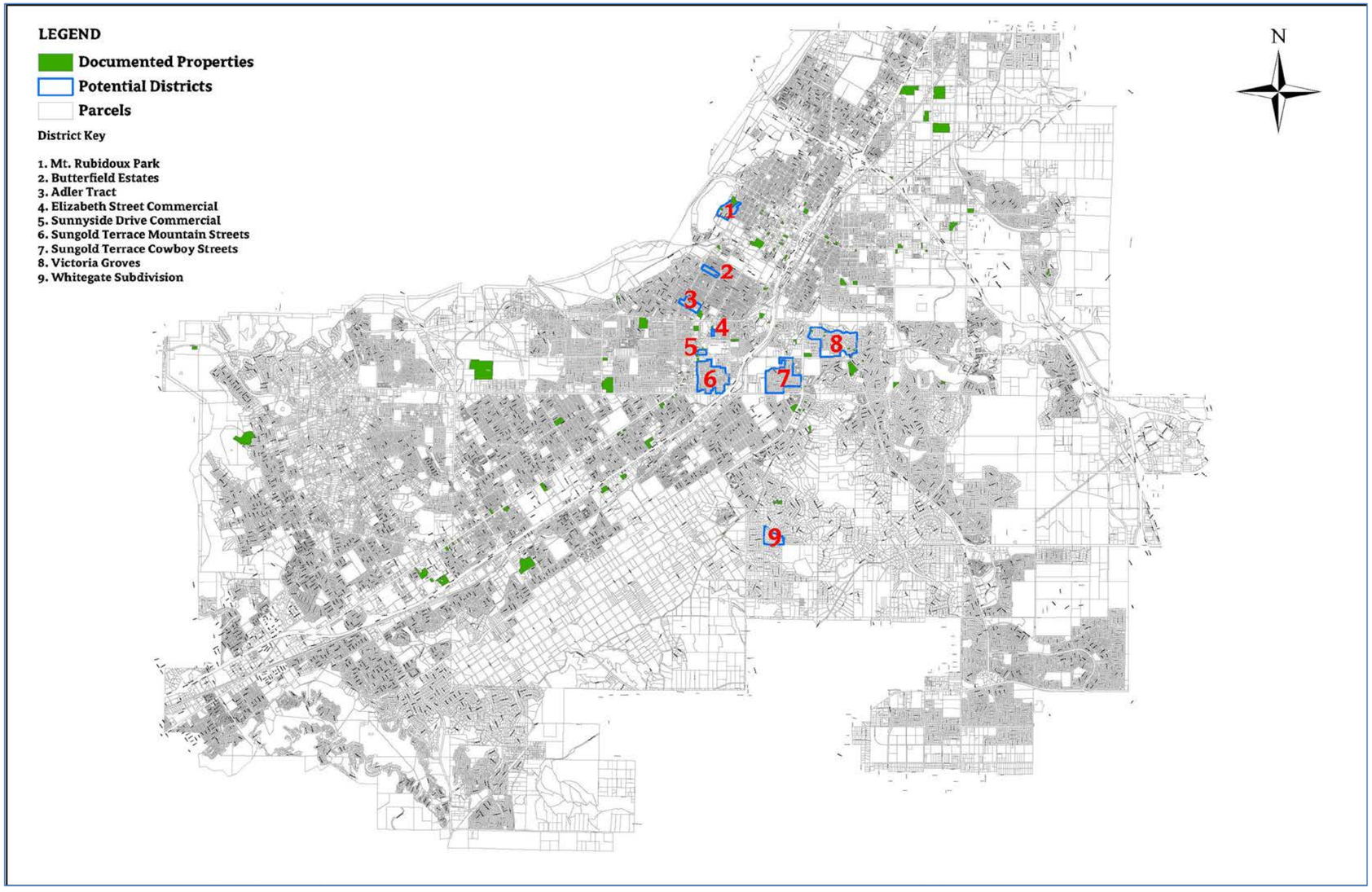
NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
6951		Flight Road	Riverside Municipal Airport Building	Marr, Clinton	1968	Late Modern	Commercial / airport terminal	6L
4080		Lemon Street	Riverside County Administrative Center	Ruhnau, Herman	1975	Corporate Modern	Public	6L
9253		Magnolia Avenue	Commercial Building	Perry, Henderson & Powell	1958	Mid-century Modern	Commercial / retail	6L
2933		University Avenue	Stater Brothers (former); University Community Health Center (current)	Parker, Martin C. and C. K. Allen	1949	Mid-century Modern	Commercial / medical	6L
3985		University Avenue	Riverside Savings & Loan Association; Chamber of Commerce (current)	Ruhnau, Herman	1957	Mid-century Modern	Bank	6L
		University of California, Riverside	Corporation Yard	Allison and Rible	1960	Mid-century Modern	Institutional / education	6L
		University of California, Riverside	Entomology Laboratory/Boyden Entomological Lab	Latta, Graham	1961	Mid-century Modern	Institutional / education	6L

TABLE 7: INDIVIDUAL PROPERTIES DOCUMENTED AS PART OF THIS SURVEY THAT DO NOT APPEAR ELIGIBLE FOR DESIGNATION

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
5995		Brockton Avenue	Independent Financial Advisors (current)	Bragg, Dale	1965	Mid-century Modern	Commercial / office	6Z
3600		Central Avenue	Central Plaza Financial Center; currently Table for 2 / Gentle Dental	Cowan and Bussey	1969	Late Modern	Commercial/retail	6Z
3660		Central Avenue	Crocker Citizens National Bank (former); Sleep Train Mattress Center (current)	Bragg, Dale	1964	Mid-century Modern	Commercial/bank	6Z
6585		Crest Avenue	Norte Vista High School	Ruhnau, Herman	1963	Mid-century Modern	Institutional / education	6Z
11316		Cypress Avenue	Divine Word Seminary	Marr, Clinton	c. 1965	Mid-century Modern	Institutional / religious	6Z
5919		Dickens Street	Residence	Bragg, Dale (owner/contractor)	1960	Mid-century Modern	Residential / single-family	6Z
2227		Drummond Street	Dr. & Mrs. E. Garty Jaco Residence	Gottlieb, Lois	1972	Mid-century Modern	Residential / single-family	6Z
3610		Eucalyptus Avenue	Longfellow Elementary School	Heitschmidt & Matchum	1945	Mid-century Modern	Institutional / education	6Z
3334		Iowa Avenue	University Baptist Church	Ruhnau, Herman; Cowan & Bussey (addition)	by 1959 (aerials)	Mid-century Modern	Institutional / religious	6Z
10346		Keller Avenue	La Granada Elementary School	Moise, Bolton C., Jr.	1949	Mid-century Modern	Institutional / education	6Z
6491		Magnolia Avenue	Lewis Food Store, Inc.; currently Big 5 / Allen Party Suuply / Victorian Salon & Day Spa	Wilson, Stanley (1947); Clements, Stiles O. (1949)	1947, 1949	Late Modern	Commercial/retail	6Z
6930		Magnolia Avenue	Springleaf	No architect listed on permits.	1956	Mid-century Modern	Commercial / office	6Z

NO	DIR	STREET	NAME	ARCHITECT	DATE	STYLE	PROPERTY TYPE	STATUS CODE
8778		Magnolia Avenue	Seventh Day Adventist Church	Emerson, H. R.	1962	Mid-century Modern	Institutional / religious	6Z
6200		Riverside Avenue	Pachappa Elementary School	Caughey, Milton; Moise, Bolton C., Jr.	1953	Mid-century Modern	Institutional / education	6Z
6180		Streeter Avenue	Mountain View Elementary School	Caughey, Milton	1954	Mid-century Modern	Institutional / education	6Z
5450		Victoria Avenue	Polytechnic High School	Moise, Harbach and Hewlett	1961-1965	Mid-century Modern	Institutional / education	6Z
10000		Wells Avenue	Wells Intermediate School (now Wells Middle School)	Ruhnau, Herman	1960s	Mid-century Modern	Institutional / education	6Z

FIGURE 2: DOCUMENTED PROPERTIES & HISTORIC DISTRICTS



SURVEY REPORT

City of Riverside
Citywide Modernism Intensive Survey

HISTORIC RESOURCES GROUP

Potential Historic Districts Exhibit 11 - Modernism Survey

MULTIPLE PROPERTY DOCUMENTATION

A Multiple Property Documentation (MPD) form was developed as part of this project. The National Register of Historic Places Multiple Property Documentation Form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts and the property types and eligibility standards that represent those historic contexts are defined. The MPD form is a cover document that serves as a basis for evaluating the eligibility of thematically-related properties for listing in the National Register of Historic Places.[18]

The "Modern Architectural Resources in Riverside, California, 1935-1975" MPD is based on the Modernism Historic Context Statement developed for the City in 2009. It focuses on two themes: Modern Architectural Styles and Modern Architects. The MPD addresses properties that are excellent examples of Modern architecture, constructed between 1935 and 1975, in the City Riverside. These properties have a shared historic significance due to their common design, chronological development, and geographical location.

The MPD is attached as Appendix B.

[18] *National Register Bulletin: How to Complete the National Register Multiple Property Documentation Form*, U.S. Department of the Interior, National Park Service, Cultural Resources, 1999.

RECOMMENDATIONS

With the development of the Modernism Historic Context Statement and the follow-up Intensive Survey, the City has created a sound foundation for the identification and evaluation of modern resources. In order to incorporate the findings of this project into the historic preservation goals and policies of the City's planning process, the following tasks and further studies are recommended:

- Make all survey information available to City staff and the public via the Historic Resources Inventory Database, which is available within City Hall and on the City's web site.
- Initiate a Phase III of the Modernism Survey to include intensive-level research on properties that were not documented as part of this study. These properties are identified on the Study List and have been assigned a status code of 7R. In particular, there are additional neighborhoods that may be eligible as historic districts that require further study, along with several residential properties that were not accessible during this study.
- Property owners should be encouraged to prepare nomination forms in order to properly recognize eligible buildings for their local significance.
- Perform additional oral history interviews. As part of the Modernism Historic Context Statement, four individuals were interviewed. Oral histories are important source materials, and additional interviews with local architects would provide valuable information about modernism in Riverside.
- Complete an intensive-level survey of the University of California, Riverside campus. Individual buildings constructed during the postwar period were documented as part of this survey; however, the campus as a whole should be studied to document significant buildings from each period of development and to determine whether there is an eligible historic district on campus. This project could be undertaken in coordination with the school's Public History graduate program.
- Provide for an expanded context of Modern Commercial Architecture in Riverside. It is recommended that a post-World War II Commercial Development theme be explored, which would include

a specific study of roadside commercial architecture in Riverside. An Institutional Development context, with a specific study of ecclesiastical architecture from the period is also recommended.

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APPENDIX A: STUDY LIST[19]

NO	STREET	APN	NAME	ARCHITECT	DATE	STATUS CODE
3695	1st Street	209-270-023-1	Salvation Army Community Center	Marr, Clinton	1990	7R
2911	9th Street	250-090-003-9	Second Baptist Church		1955	7R
2904-2918	10th Street	211-201-015-7	Apartment Building (8 units)	Campbell and Farrell	1958	7R
3650	14th Street	219-022-024-8	Bank of America	Ruhnau, Herman	1977	7R
2521	Arroyo Drive	223-110-026-3	Victoria Country Club (additions & alterations)	Marr, Clinton	1966	7R
4660	Beacon Way	207-033-034	J. David Hennigan Residence	Ruhnau, Herman	1959	7R
690	Center Street		Highgrove Elementary School	Moise and Hewlett		7R
2951	Central Avenue	223-070-009-5	Grace Bible Church			7R
3300	Central Avenue		Olivewood Mausoleum	Ruhnau, Herman	1958	7R
2050	Elsinore Road	222-143-006-0	Frederick McGragg Residence	Marr, Clinton	1959	7R
6951	Flight Road		Riverside Municipal Airport (master plan)	Ruhnau, Herman	1956	7R
5405	Glenhaven Avenue	222-162-001-4	Residence	Jim Totman (owner/ contractor)	1965	7R
6770	Hawarden Drive	241-190-004-3			1965	7R

[19] Properties included in Appendix A were not evaluated on DPR forms as part of this survey; these properties have potential historic significance and therefore are assigned 7R status codes.

NO	STREET	APN	NAME	ARCHITECT	DATE	STATUS CODE
6846	Hawarden Drive	241-180-009-7			1979	7R
9631	Hayes Street		Liberty Elementary School	Moise, Bolton C., Jr.		7R
2761	Iowa Avenue		Boy Scout Administration Building; Hampton Medical Clinic (current)	Marr, Clinton	c. 1960	7R
1940	Kitchener Street	242-030-013-3	Richard Sims Jones Residence	Gottlieb, Lois	1967	7R
16940	Krameria Avenue		Woodcrest Elementary School	Harbach, Wendell M.		7R
	Lemon Street	N / A	Lemon Street Pedestrian Overpass	Ruhnau, Herman	1969	7R
3060	Madison Street		Casa Blanca Elementary School	Moise, Harbach and Hewlett		7R
6927	Magnolia Avenue	225-283-001-9	Automobile Club of Southern California	Ruhnau, Herman	1969-1973	7R
8830	Magnolia Avenue	233-100-003-4	Chemawa Middle School Gymnasium	Moise and Hewlett	1950	7R
4100	Main Street		Hall of Justice	Marr, Clinton	1991	7R
3770	Opal Street		Rubidoux Drive-In	Ruhnau, Herman	1960s	7R
6116	Pachappa Drive		George Lewis Crafts Residence	Marr, Clinton	1960-1961	7R
4424	Palm Avenue	217-060-001-1	Evergreen Cemetery Mausoleum	Iacano, Paul E. (structural engineer)		7R
2555	Piedmont Drive		J.A. Fessenden Residence	Ruhnau, Herman	1960	7R
5496	Pinehurst Drive	187-111-003-0	C. E. Donaldson Residence	Marr, Clinton	1958	7R
4263	Quail Road		Barton Residence		1982	7R
5870	Robinson Avenue	150-250-031-7	Residence	Monterey Domes	1984	7R
2231	Rockwell Road	241-180-017-4	Residence		1980	7R
2242	Rockwell Road	241-180-011-8	Residence	Jacobson, Art	1982	7R

NO	STREET	APN	NAME	ARCHITECT	DATE	STATUS CODE
2881	Rumsey Drive		Mr. & Mrs. Alan Nixon Residence (addition)	Marr, Clinton	1926 (original); 1966 (addition)	7R
950	Spruce		St. George's Episcopal Church	Cowan & Bussey	1966	7R
2060	University Avenue	221-040-025-2	Natatorium, University Heights Junior High School	Ruhnau, Herman	1960s	7R
4556	University Avenue		Yeager/Hall Residence (addition)	Marr, Clinton	1957	7R
4341	Victoria Avenue		Abraham Lincoln High School	Hewlett, James A.; Ruhnau, Herman (additions)	1960s	7R
15495	Washington Street	245-360-003-5	Alan & Constance Beals Residence	Gottlieb, Lois	1969	7R
	University of California, Riverside		Director's Residence	Marr, Clinton		7R
	University of California, Riverside		Field Utility Building	Marr, Clinton		7R
	University of California, Riverside		Physical Education Building (alterations)	Marr, Clinton		7R
	University of California, Riverside		Stored Products Insects	Latta, Graham	1958	7R
	University of California, Riverside		University House (Chancellor's)	Bragg, Dale	1959	7R

APPENDIX B: MULTIPLE PROPERTY DOCUMENTATION FORM

SURVEY REPORT

City of Riverside
Citywide Modernism Intensive Survey

HISTORIC RESOURCES GROUP

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

___X___ New Submission _____ Amended Submission

A. Name of Multiple Property Listing

Modern Architectural Resources in Riverside, California, 1935-1975

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Modern Architecture in Riverside, California, 1935-1975

C. Form Prepared by:

name/title Christine Lazzaretto, Principal
organization Historic Resources Group
address 12 S. Fair Oaks Avenue
city or town Pasadena state California zip code 91105
telephone (626) 793-2400 ext. 112 e-mail christine@historicla.com
date October 1, 2013

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

_____ _____ _____
Signature of certifying official Title Date

_____
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

_____ _____
Signature of the Keeper Date of Action

United States Department of the Interior
National Park Service

Modern Architectural Resources in Riverside, California, 1935-1975 — Name of Multiple Property Listing

Riverside County, California — County and State

Table of Contents for Written Narrative

Create a Table of Contents and list the page numbers for each of these sections in the space below.
Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.

	Page Numbers
E. Statement of Historic Contexts (If more than one historic context is documented, present them in sequential order.)	p. 3
F. Associated Property Types (Provide description, significance, and registration requirements.	p. 29
G. Geographical Data	p. 44
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)	p. 45
I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	p. 46

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 250 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

E. STATEMENT OF HISTORIC CONTEXTS

SUMMARY STATEMENT

This Multiple Property Submission addresses properties that are excellent examples of Modern architecture, constructed between 1935 and 1975, in the City Riverside. These properties have a shared historic significance due to their common design, chronological development, and geographical location. Eligible properties have been evaluated under the context *Modern Architecture in Riverside, California, 1935-1975*.[1]

Properties that are less than 50 years of age are usually not considered eligible for listing in the National Register. 50 years is the general estimate of the time needed to develop historical perspective and to evaluate significance. *National Register Bulletin #15* states that a property less than 50 years of age may be eligible for the National Register if it is of exceptional importance.[2] Demonstrating exceptional importance requires the development of a historic context statement for the resource being evaluated, a comparative analysis with similar resources, and scholarly sources on the property type and historic context.

CONTEXT: MODERN ARCHITECTURE IN RIVERSIDE, CALIFORNIA, 1935-1975

Introduction

Modern architecture is a broad term given to a number of building styles with similar characteristics, primarily the simplification of form and the elimination of ornament. However, the term can be applied to everything from the machine aesthetic of an International Style office building to the animated and colorful confection of a Googie style coffee shop. Modernism gained acceptance and then popularity during the postwar years because the use of standardized building materials and methods allowed it to be constructed quickly and economically. The origins of modern architecture are open to debate; however, most historians trace the roots to three interrelated phenomena that developed in Europe after World War I: the availability of new building materials such as iron, steel, concrete, and glass that led to the development of new building techniques; a desire to apply these new techniques and materials to create functional buildings for the masses; and a reaction against the stylistic excesses of earlier eras.

The International Style – an architectural aesthetic that stressed rationality, logic, and a break with the past – emerged in Europe in the 1920s with the work of Le Corbusier in France, and Walter Gropius and Ludwig Mies van der Rohe in Germany, where the Bauhaus School trained a future generation of Modern architects. The

[1] This Multiple Property Listing is based on the 2009 Citywide Modernism Context Statement: Christopher A. Joseph & Associates, *City of Riverside: Modernism Context Statement*, November 2009. The context statement identified a period of significance of 1935-1969; however, as the result of additional research and fieldwork, the period was revised to include properties constructed through 1975. The revised period of significance allows for the inclusion of an important population of buildings constructed by noted local architects in the 1970s, in particular several civic and institutional buildings that are significant within the identified modernism themes.

[2] National Park Service, National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, U.S. Department of the Interior, National Park Service, 1990 and revised 2002, 2.

United States became a stronghold of Modern architecture after the emigration of Gropius, Mies, and Marcel Breuer. Two Austrian emigrants, Richard Neutra and Rudolph Schindler, helped introduce modern architecture to Southern California in the 1920s. For these early 20th-century Modernists, the machine was "the great vehicle of aesthetic transformation not only for its suggestion of cleanliness and efficiency, but also for the new materials and techniques it introduced," including steel, glass, and concrete.[3] Their buildings were minimalist in concept, stressed functionalism, and were devoid of regional characteristics and nonessential decorative elements. They were working to establish a new architectural style that was reflective of the Modern era. This was in contrast to Irving Gill, who pioneered a modern style from regional sources.

The early impact of the International Style in the United States was primarily in the field of residential design. In contrast, it was the Art Deco or Moderne style that was the first European architectural development to have an impact on American commercial architecture. Art Deco was popularized by the Paris *Exposition des Arts Decoratif* in 1925 and featured exuberant forms and ornamentation. The exposition immediately influenced many American patrons and architects who desired a modern design that was not as austere as the Modernism developed by the Bauhaus school or Le Corbusier. The Streamline version of the style, which is seen in the 1930s and 1940s, emphasized curving forms, long horizontal lines, and less exaggerated detailing.

The influence of early Modernism would not have a significant impact until the 1940s, however. The economic downturn of the Depression, from which the country was still recovering in the early 1940s, followed by the impact of World War II meant that there was little architectural development during this period. During the War much of the nation's resources were devoted to the War effort, and in fact, the Federal Housing Administration decreed that due to the scarcity of materials, only temporary housing could be constructed during the War.[4] Therefore, it is in the exuberant, optimistic postwar period that Americans embraced Modernism, and its full impact on the architectural landscape is felt.

During the 1920s Riverside remained a relatively small, but prosperous city. Residential development during this period spread north and east of the original town site. The Northside area, which lies northeast of the City's downtown core, experienced areas of concentrated development throughout the first half of the 20th century. Development to the southwest was not substantial until after 1913, when the Tequesquite Arroyo, a natural land barrier, was filled. The fill allowed the growing Riverside population to spill into areas southwest of the original town site, including the former Government Tract, which were covered by citrus groves, vineyards, and walnut orchards.

Riverside experienced a healthy but modest gain in population during the 1930s. At the beginning of the decade the population was 29,696 and at the end it was 34,696. There were only four tract maps issued in Riverside during the first half of the decade. As the economy gradually began to rebound during the last half of the decade, the subdivision of land began to increase. The increase in the subdivision of land for the construction of single-family houses was fueled by the National Housing Act of 1934, which created the Federal Housing Administration (FHA). When the FHA was created, only 40% of Americans were homeowners. The average home loan required a large down payment and very short-term credit with terms generally ranging from three to

[3] Paul Gleye, *The Architecture of Los Angeles*, Los Angeles: Rosebud Books, 1981. (137)
[4] Thomas Hines, "Case Study *Trouvé:* Sources and Precedents Southern California 1920-1942." In *Blueprints for Modern Living: History and Legacy of the Case Study Homes*, Elizabeth Smith, ed. Cambridge, MA: The MIT Press, 1989. (96)

five years. By insuring loans at low interest rates and establishing mortgage terms, it helped average Americans enter the housing market, and thereby stimulated the construction of single-family houses.

Riverside faced high unemployment and a severe drop in new construction during the 1930s. Public works programs were marginally helpful. In 1933, the Riverside Unemployment Committee reported that 394 people had been given employment through various public works programs and that $16,000 remained in the unemployment fund and should be appropriated for more works projects. In 1934, 45 city streets were scheduled to be improved with a rock and gravel surface.[5]

The United States' entrance into World War II effectively ended the Depression in California and boosted the regional economy. California received almost 12% of the government war contracts and produced 17% of all war supplies.[6] California also acquired more military installations than any other state by a wide margin, and military bases were opened throughout the state. During World War II Riverside was flanked by a complex of temporary and permanent military bases. Although located southeast of the city boundaries, March Air Force Base has influenced the development of Riverside since it was founded in 1918. Originally called Alessandro Field, it was quickly renamed March Field. During World War II, March Field was a major aircraft repair and training base with 250 officers and 3,600 enlisted men.[7] Camp Haan was established across the highway from the base and supported 80,000 troops in temporary barracks. Camp Anza was another temporary military base in the area, which was located in the southwestern section of Riverside. Over 600,000 personnel passed through Camp Anza during the war. It functioned as a staging area for soldiers waiting to be deployed to the Pacific, an internment camp for Italian prisoners-of-war, and a soldier debarkation point from 1945-1946. The base was decommissioned in 1946, and was subsequently subdivided for housing and industrial development. After the war, March reverted to its operational role and was assigned to the new Tactical Air Command as a part of the post-war reorganization of the Army Air Force. In 1948, the United States Air Force was established as a separate branch of the United States military and March Field was renamed March Air Force Base.

The conclusion of World War II had a profound effect on the development of California. Wartime increases in manufacturing industries prompted a complete shift in California's economy, with Southern California leading the state's production. In 1946, California contributed over 13% of the national value of manufactured goods, a trend that increased in the post-war decades. In addition, another wave of migration headed west in the post-war era with the most gains recorded in Southern California. The increase in population led to an unprecedented building boom. Accordingly, the Riverside City Council provided for the position of a city planning engineer in 1946 – the beginning of a full-scale professional planning staff.[8]

Homeownership doubled in the post-war years, in large part because of federal assistance programs for veterans and the pent-up demand caused by a moratorium on domestic housing construction during the war. In 1944, the Servicemen's Readjustment Act, more commonly known as the GI Bill, authorized the Veteran's administration (VA) to oversee a package of benefits that included federally insured mortgages with no down payment and 30

[5] Casey Tibbet, *Suburban Residential Growth in Riverside, California, 1886 to 1960.* Master's thesis, University of California, Riverside, 2005.
[6] California Military History Online, website (http://www.militarymuseum.org/HistoryWWII.html). Accessed August 2007.
[7] Tom Patterson, *A Colony for California: Riverside's First Hundred Years,* 2nd ed. Riverside, CA: The Museum Press of the Museum Associates, 1996, p. 405.
[8] Patterson, *A Colony for California: Riverside's First Hundred Years,* p. 454.

years to maturity. Both the FHA and VA concentrated their investment on new houses in the suburbs. Moreover, the FHA developed specific guidelines that were set for qualifying houses including the price range between $6,000 and $8,000 and the size range between 800 and 1,000 square feet. In addition, the government also dictated a modest house style and form, furthering the emergence of the conservative Minimal Traditional style. The restrictions drove architects and builders to experiment with cost reduction strategies.

In Riverside, the economic shift and population growth reflected regional trends. In 1953, the *Press Enterprise* reported that Riverside was 14th among the fastest growing cities in the western United States. Riverside's population skyrocketed during the 1950s and 60s, with 46,764 residents in 1950, 84,332 in 1960, and 140,089 by 1970. Three annexations contributed to the population gains: the University of California campus in 1961; Arlanza, the former Camp Anza also in 1961; and the La Sierra area in 1964. In 1955, Riverside received the title "All American City" from the National Municipal League, attracting the attention of expanding industries. Rohr Aircraft Company, Bourns Incorporated, and Lily-Tulip Cup Corporation joined Hunter Douglas as some of the largest employers.

As the dependence on agriculture lessened and population pressures increased, the groves and fields that dotted Riverside gave way to urban expansion, as it did elsewhere in Southern California. Unlike the piecemeal sale of vacant lots seen in earlier decades, post-war development was characterized by the appearance of uniformly constructed tract homes along curving streets and cul-de-sacs and was supported by loans guaranteed by the FHA. The Hardman Tracts in the vicinity of Arlington and Streeter Avenues were among the earliest post-war subdivisions. Sun Gold Incorporated, one of the largest post-war homebuilders in Southern California, was based in Riverside. They were responsible for many of the largest subdivisions in Riverside including Victoria Groves and Sun Gold Terrace.

It was in the post-war era that dramatic shifts in commercial development occurred, largely due to the impact of the automobile and influx of new residents. Historic downtown centers were abandoned for new regional shopping centers that were developed to serve the suburban sprawl and responded to the automobile culture. Rudolph A. "Rudy" Hardman built Riverside's first contemporary neighborhood shopping center near the subdivision he developed at the southeast corner of Arlington and California Avenues. It included a grocery store, a complex of small stores, and a restaurant. Riverside Plaza, developed by the Heers brothers, was the first large commercial development outside of downtown. Occupying more than 50 acres in the Magnolia Center area, it opened in phases between 1956 and 1957. Commercial uses also began to coalesce at the intersection of Magnolia Avenue and Van Buren Boulevard in the Arlington area.

The growth in population created a profound need for expanded city services. Several bond measures were placed on the ballot for the construction of fire stations, libraries, and schools. In 1952, the City put a $440 million bond measure on the ballot for the construction of a new fire station to replace the original downtown station.[9] Prior to World War II, the Riverside Public Library consisted of two Carnegie libraries, the Main Branch and the Arlington Branch. In 1958, a third branch was added to the collection, Marcy. The Main Branch of the Riverside Public Library was demolished and replaced with a new building that opened in 1965. During this period several new buildings were also added to the Riverside Civic Center. They include the County of

[9] Tanya Sorrell, California Register of Historic Resources nomination, Central Fire Station, 2008.

Riverside Law Offices of the Public Defender (1958) and the City of Riverside Police Department Building (1965).

The context *Modern Architecture in Riverside, California, 1935-1975* is divided into two themes. Theme 1: *Modern Architectural Styles* contains a discussion of the most prevalent architectural styles constructed in Riverside between 1935 and 1975. These styles include Streamline Moderne, Late Moderne, International Style, Mid-Century Modern, Corporate Modern, Googie, Ranch, Late Modern, New Formalism, and Brutalism. The origins of each style are described briefly, followed by a list of character-defining features, and extant examples of the style in Riverside.[10] Theme 2: *Modern Architects* identifies noted architects who worked in the Modern idiom in Riverside between 1935 and 1975.[11] For each architect, a brief biography is followed by a listing of local examples of their work.

THEME 1: Modern Architectural Styles

This theme outlines the Modern architectural styles that are represented in Riverside between 1935 and 1975, and reflect significant trends in architecture and design during this period.

Sub-Theme: Streamline Moderne

Art Deco was a movement in the decorative arts and architecture that originated in the 1910s and developed into a major style during the 1920s. Its name comes from the *Exposition Internationale des Arts Decoratifs et Industriels Modernes* held in Paris in 1925 where the style was first exhibited. The fair's organizers demanded the creation of a new modern aesthetic. The architecture of the Art Deco movement rejected the organizational methods of the Beaux Arts style where buildings were clearly anchored by a foundation and terminated by a cornice. The constraints of the Great Depression cut short the development of Art Deco architecture, but replaced it with a more pure expression of modernity, the Streamline Moderne. Its clean, unornamented surfaces, sweeping horizontal lines, and curved corners expressed the new notions of efficiency and modernity without the notion of wealth that Art Deco had expressed. Art Deco and Streamline Moderne were not necessarily opposites. A Streamline Moderne building with a few Deco elements was not uncommon, but the prime movers behind the Streamline Moderne style such as Raymond Loewy, Walter Dorwin Teague, Gilbert Rohde, and Norman Bel Geddes all disliked Art Deco, seeing it as falsely modern.

The origins of the Streamline Moderne are rooted in transportation design, which took the curved form of the teardrop, because it was the most efficient shape in lowering the wind resistance of an object. Product designers and architects who wanted to express efficiency borrowed the streamlined shape of cars, planes, trains, and ocean liners. Streamline Moderne architecture looked efficient in its clean lines. It had an appropriate austerity that reflected the economic hardships of the time and was in fact relatively inexpensive to build because there was little labor-intensive ornament like terra cotta; exteriors tended to be concrete or stucco. The Streamline

[10] For some styles that are most prevalent in Riverside, including Mid-century Modern, only a small sample of extant examples is included. Exclusion of a property from this Multiple Property Documentation does not necessarily indicate that it is not eligible under the identified themes.

[11] There may be additional noteworthy architects discovered by future studies. Exclusion of an architect from this Multiple Property Documentation does not necessarily indicate that he/she is not eligible under the Modern Architects theme.

Moderne's finest hour was the New York World's Fair of 1939-40. Here, the "World of Tomorrow" showcased the cars and cities of the future, a robot, a microwave oven, and a television, all in streamlined pavilions. While the style was popular throughout Southern California during the 1930s, there are relatively few examples simply because there was so little construction activity during the Depression.

In Riverside, the finest example of the Streamline Moderne style is the De Anza Theater (1938) by S. Charles Lee. The corners of each end of the street-facing elevation are rounded. A tall, fluted, curving pylon supports a blade sign and attracts the attention of passing motorists. On the second story, the windows are visually connected by thin horizontal bands. Another example is the building at 3102 Main Street (1936), originally a Texaco service station. In 1935, architect Walter Dorwin Teague designed the entire Texaco brand including service stations, which featured a streamlined canopy that extended from the building over the pumps.

Character-defining features of the style:

- Horizontal emphasis
- Flat rooflines with coping or flat parapets
- Smooth stucco or concrete exteriors
- Curved end walls and corners
- Steel sash windows
- Glass block and porthole windows
- Flat canopies over entrances
- Pipe railings used along staircases and balconies
- Grooved moldings and stringcourses

Local examples of the style:

- De Anza Theater – 4225 Market Street
- Texaco service station –3102 Main Street

Sub-Theme: Late Moderne

Many of the buildings constructed during and immediately after World War II were still related to the Streamline Moderne style of the 1930s. These buildings can be classified as Late Moderne and were constructed through the 1950s. Late Moderne buildings are typically more boxy and angular than their predecessors. The teardrop shapes were replaced with vertical forms. The most readily identifiable design element of this style is the bezeled window, where windows are outlined in a protruding molding. Frequently the molding extends beyond the windows to wrap around corners. While Late Moderne buildings are usually solid wall structures with punched windows, they sometimes feature continuous lateral window runs, which increased their transparency.

In Riverside, there are few examples of the Late Moderne style, mostly because of the limited construction activity during the Depression and World War II. Historic photographs document that there had been a number of Late Moderne buildings in downtown which have been demolished. The Riverside Townhouses (1949) near downtown Riverside can be linked to the Late Moderne style in the thick frames around the windows and

distinctive canopies over the entrances. The canopy over the entrance of Ambs Hall (1950) at La Sierra University is a subtle reference to the Late Moderne style.

Character-defining features of the style:

- Boxy angular masses
- Flat rooflines
- Smooth stucco or concrete exteriors, often incised with grid-like patterns
- Brick or stone as secondary accent material
- Projecting frames around windows
- Pronounced canopies over entrances
- Horizontal bands of steel sash windows

Local examples of the style:

- Riverside Townhouses – 3412 Fifth Street
- Ambs Hall – La Sierra University

Sub-Theme: International Style

In 1932, the Museum of Modern Art hosted its first architecture exhibit, titled simply "Modern Architecture." The exhibit included buildings from around the world that shared a stark simplicity and vigorous functionalism. The term International Style was coined by Henry Russell Hitchcock and Philip Johnson in their catalog for the exhibit. The fifteen architects featured in the exhibit included several from Germany's Bauhaus, an interdisciplinary design school. Up until the 1950s, the International Style had been applied mostly to small residential and commercial buildings.

Within the International Style, two trends emerged after World War II. In the first postwar trend, the emphasis was on the expression of the building's function. These buildings have more in common with the early work of Walter Gropius than Mies van der Rohe. Gropius created innovative designs that borrowed materials and methods of construction from modern technology. His advocacy of industrialized building carried with it a belief in teamwork and an acceptance of standardization and prefabrication. Gropius introduced a screen wall system that utilized a structural steel frame to support the floors and which allowed the external glass walls to continue without interruption.

The second postwar trend in the International Style is represented by Mies van der Rohe and his followers. Within the Miesian tradition there are three subtypes: the totally glass curtain wall skyscraper like his design for the Seagram Building (1954) in New York, the glass and steel pavilion like his design for the Barcelona Pavilion (1929), and the modular office building like his design for Crown Hall (1955) at the Illinois Institute of Technology (IIT). While "form follows function" was the mantra of Gropius, "less is more" was the aphorism of Mies. He focused his efforts on the idea of enclosing open and adaptable "universal" spaces with clearly arranged structural frameworks, featuring pre-manufactured steel shapes infilled with large sheets of glass.

Pure examples of the International Style are rare. In post-World War II Southern California, the characteristics of the International Style were often used in combination with regional influences. In Riverside, the Central Fire Station (1957) is a classic example of Gropius-inspired International Style architecture.

Character-defining features of the style:

- Rectangular massing
- Balance and regularity, but not symmetry
- Clear expression of form and function
- Steel frame structure used as an organizing device
- Placement or cantilevering of buildings on tall piers
- Flat rooflines
- Frequent use of glass and steel
- Horizontal bands of flush windows, often meeting at corners
- Absence of ornamentation
- Column-free interior spaces

Local examples of the style:

- Central Fire Station – 3420 Mission Inn Avenue
- Plymouth Tower – 3401 Lemon Street

Sub-Theme: Corporate Modern

Corporate Modern architecture drew from International Style and Miesian precedents, celebrating an expression of structure and functionality in outward appearance. Corporate Modernism was the predominant style of large-scale corporate office buildings from the late 1940s until the late 1960s. Practitioners of the style embraced new construction techniques which allowed for large expanses of glass, visually broken by strong horizontal or vertical divisions of steel or concrete. Riverside has a small collection of buildings that represent Corporate Modernism; these are located primarily downtown or in the Magnolia Center commercial area. Prominent examples include the IBM building (1959), the Standard Insurance Company building (1961), and Provident Federal Savings & Loan (1962).

Character-defining features of the style:

- Box-shaped form
- Constructed of concrete, steel and glass
- Flat roofs, either with flush eaves or cantilevered slabs
- Horizontal bands of flush, metal-framed windows, or curtain walls
- Lack of applied ornament
- Articulated ground story, often double-height and set back behind columns or *pilotis*
- Integral parking lot, either subterranean above grade
- Landscaped plaza or integral plantings at ground floor

Local examples of the style:

- Home Savings (former) – 6570 Magnolia Avenue
- IBM Building – 3610 14th Street
- Standard Insurance Company Building – 3380 14th Street
- Provident Federal Savings and Loan Building – 3656 Central Avenue
- Riverside Savings & Loan – 3985 University Avenue

Sub-Theme: Mid-century Modern

Mid-century Modern is a term used to describe the postwar iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plan.

In Riverside there are numerous examples of Mid-century Modern commercial, institutional, and residential architecture. Commercial examples include individual buildings in Magnolia Center, which often utilize stacked bond brick cladding, and Brockton Square (1960), a complex of professional offices. There are a number of modern churches in Riverside, many of which employ a more exuberant form of Mid-century Modernism. Residential examples include both residences designed by Clinton Marr for his family, which are both post-and-beam construction, and reflect the warmer qualities of post-World War II modern architecture.

Character-defining features of the style:

- Simple geometric forms
- Post-and-beam construction
- Flat or low-pitched gabled roofs
- Flush mounted steel-frame windows or large single-paned wood-framed windows
- Exterior staircases, decks, patios, and balconies
- Brick or stone often used as primary or accent material

Local examples of the style:

- Arlington Methodist Church – 9395 Magnolia Avenue
- Brockton Square – 3971-3995 Brockton Avenue
- Clinton Marr Residence #1 – 4566 Jarvis Street
- Clinton & Geraldine Marr Residence #2 – 6816 Hawarden Drive
- Marcy Branch Library – 3711 Central Avenue
- Wesley United Methodist Church – 5770 Arlington Avenue
- William Cowan Residence – 4269 Miramonte Place

Sub-Theme: Googie

During the 1950s and 1960s, a unique form of roadside architecture developed that made dynamic use of a variety of building materials, structural forms, and spectacular signage. Such innovative architecture was utilized in cities throughout the nation, but the style gained a particular dominance in Southern California. Referred to today as Googie, a term coined from John Lautner's boldly-designed *Googie's* coffee shop that once graced the Sunset Strip, the style is characterized by contrasting building materials, bold angles, distinctive roof lines, expansive glass windows, and oversized signage. The term "Space Age" has also been applied to examples of Googie architecture in which futuristic shapes and forms utilized for buildings and signage were inspired by the optimism engendered by the popularity of the Space Age itself and the proximity of the aerospace industry in Southern California. With space travel so much a part of the national consciousness during this period, architects decided to give the people a taste of the future. The Googie style was characterized by designs that depicted motion, such as boomerangs, flying saucers, atoms, starbursts, and parabolas. These shapes were boldly applied to over-scaled roofs and signs. Materials typically included glass, steel, and neon.

In Riverside, there are several notable examples of the Googie style. One example is the Brockton Arcade (1959), a shopping center in the Magnolia Center area. While much of the shopping center consists of fairly conventional modern storefronts, the more exuberant elements associated with the style are concentrated at the larger retail and restaurant spaces at the corners. Natural stone and square or rectangular concrete blocks are used throughout. The signage is integrated into the architecture with large pole signs piercing through the roof overhangs and smaller signs mounted on the roof on metal boomerangs. Riverside also has several Googie-style coffee shops, including two Denny's restaurants that represent prototypes designed by Armét & Davis. Perhaps even more interesting than the typical buildings associated with the style, such as coffee shops, are the ways in which architects in Riverside incorporated Googie elements into otherwise Mid-century Modern style buildings. The folded-plate roof over the Cutter Pool House (1957) at Riverside Community College is just one of several examples of how elements of the style permeated the modern architecture of Riverside.

Character-defining features of the style:

- Organic, abstract, and parabolic shapes
- Distinctive rooflines such as folded-plate, butterfly, and boomerang
- Assortment of materials including concrete, steel, plastic, lava rock, and tile
- Large and expansive plate glass windows
- Thematic ornamentation including Polynesian and Space Age motifs
- Bright colors
- Oversized signage

Local examples of the style:

- Brockton Arcade – 6809-6845 Brockton Avenue
- Cutter Pool House, Riverside Community College – 4800 Magnolia Avenue
- Denny's – 1995 University Avenue
- Denny's – 3530 Madison Street
- IHOP – 1320 University Avenue

Sub-Theme: Programmatic/Mimetic

Programmatic and Mimetic architecture developed in response to the increasing influence of the automobile and the rise of roadside attractions. This architecture represents a unique expression of American roadside design which conveys an advertising message through adaptations in the building form itself. While the term "programmatic" refers to structures whose form is directly related to the products sold within, such as a hot dog stand in the form of a hot dog, "mimetic" refers to buildings which mimic forms which are not related to the building's use, such as a restaurant in the form of a derby hat. In both cases, these structures take the form of objects not normally associated with architecture, including food, animals, or household items. In Riverside, there is one known example of Mimetic architecture, the former Arby's at 1635 University Avenue. The first Arby's opened in 1964 in Boardman, Ohio and featured a building shaped like a Conestoga wagon accompanied by a sign in the shape of a ten-gallon hat.

Character-defining features of the style:

- Typically a low-scale commercial structure
- Primarily applied to restaurants, food stands, and retail stores
- Conveys an advertising message through adaptations in the building form itself
- Takes the form of an object not normally associated with architecture, such as food, animals, or household items
- "Programmatic" refers to structures whose form is directly related to the products sold within
- "Mimetic" refers to buildings which mimic forms which are not related to the building's use

Local examples of the style:

- Arby's (former) – 1635 University Avenue

Sub-Theme: Ranch

One of the most popular housing types from the 1940s to 1970s was the Ranch house. The Ranch house epitomized unpretentious architecture and dominated the suburbs of the post-World War II period. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the "Old West." The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials. The most common style of Ranch house is the California Ranch. Features were single stories, asymmetrical massing in L- or U-shaped plans, low-pitched hipped or gabled roofs, wide eave overhangs, a variety of materials for exterior cladding, including board and batten, windows with multiple lights and diamond panes, and large picture windows. Decorative details commonly seen in California Ranch houses include scalloped bargeboards, false cupolas and dovecotes, shutters, and iron or wood porch supports. The California Ranch house accommodated Americas' adoption of the automobile as the primary means of transportation with a two-car garage and sprawling layout on a large lot. Floor plans for the tracts of Ranch houses were usually designed to meet the FHA standards, so that the developer could receive guaranteed loans.

Another variation on the Ranch house was the Modern Ranch, which was influenced by Mid-century Modernism. Modern Ranches emphasized horizontal planes more than the California Ranch, and included

modern instead of traditional stylistic details. Character-defining features included low-pitched hipped or flat roofs, prominent rectangular chimneys, recessed entryways, and wood or concrete block privacy screens. Other stylistic elements resulted in Asian and storybook variations.

Ranch houses, in one style or another, are the single most prevalent form of residential architecture from the period in Riverside. Riverside has several intact neighborhoods of Ranch houses that date to the period of significance and retain a strong sense of time and place. One of the best collections of Ranch houses in Riverside is the Grand Avenue Bluff neighborhood north of the Wood Streets. Other significant tract developments include Victoria Groves, and the two Sun Gold tracts (known as the Mountain Streets and Cowboy Streets). Elsewhere in the city, Modern Ranch houses were custom designed and constructed.

Character-defining features of the style (California Ranch variation):

- Horizontal rambling layouts
- Stucco, board and batten, shingles, clapboard, or a combination of materials
- Low-pitched gabled or hipped roofs with overhanging eaves
- Wood shakes and dovecotes
- Attached garages often linked to residence by breezeways
- Stone and brick used for accent on walls and planters
- Diamond paned windows, shutters

Character-defining features of the style (Modern Ranch variation):

- Horizontal rambling layouts
- Stucco exteriors with brick or stone accents
- Low-pitched hipped or flat roofs with overhanging eaves
- Asphalt shingle or gravel roof cladding
- Attached garages
- Large wood or metal-framed windows, clerestory windows, stacked windows
- Wood or concrete block privacy screens

Local examples of the style:

- Adler Tract
- Butterfield Estates
- Grand Avenue Bluff
- Sun Gold Terrace (Mountain and Cowboy Streets)
- Whitegate Tract
- Victoria Groves

Sub-Theme: New Formalism

New Formalism was developed in the mid-1950s as a reaction to Modernism's total rejection of historical precedent. A maturing modernism grasped the many commonalities with classicism, such as emphases on structure and a uniform construction grid, a carefully organized hierarchy, and clarity of geometric form. Searching for symbolic meaning, Modernist architects of the mid-1950s through the early 1970s embraced classical precedents in establishing building proportions, in the use of the arch, stylized classical columns and entablatures, and in use of the colonnade as a compositional device, as well as the elevated podium. Traditional materials such as travertine, marble, or granite were used, as were manmade materials that mimicked their luxurious qualities. However, they were used in a panelized way that was non-traditional. On a larger urban design scale, grand axes and symmetry were used to achieve a modern monumentality. Primary in developing New Formalism were three architects: Edward Durrell Stone, Philip Johnson, and Minoru Yamasaki, all of whom had earlier achieved prominence working within the International Style and other Modernist idioms.

In Southern California, the style was applied mainly to auditoriums, museums, and educational facilities. In these campus settings, buildings were often arranged symmetrically along grand axes and landscape features to achieve a modern monumentality.

In Riverside, there are several examples of the New Formalism, including several civic buildings, and numerous buildings on the University of California, Riverside campus. A prominent example is the Main Branch of the Riverside Public Library (1963-65), which reflects many of the characteristics of the style with its symmetrical plan, wide overhanging flat roof, and sculptural screens.

Character-defining features of the style:

- Symmetrical plans
- Flat rooflines with heavy overhanging entablatures
- Full height colonnades and elevated podiums used as compositional devices
- Repeating arches and rounded openings
- Large screens of perforated cast stone or concrete or metal grilles
- Lacey concrete block privacy walls
- Buildings set behind plazas

Local examples of the style:

- Church of Jesus Christ of Latter Day Saints – 43754 Jackson Street
- Life Sciences Building – UCR
- Main Library – 3581 Mission Inn Avenue
- Olmsted Hall – UCR
- Our Lady of Perpetual Help – 5250 Central Avenue
- Rivera Library – UCR
- Riverside County Law Library – 3535 10th Street
- Sproul Hall – UCR
- Watkins Hall – UCR

- Webber Hall – UCR

Sub-Theme: Late Modern

Late Modern is a term used to describe the evolution of Modern architecture in the 1960s and 1970s. It is typically applied to commercial and institutional buildings. Unlike the straightforward, functionalist simplicity of Mid-century Modernism, Late Modern buildings exhibit a more deliberate sculptural quality with bold geometric volumes, uniform surfaces, and a sometimes exaggerated expression of structure and systems. Some examples of Late Modernism include historicist details. Significant architects who produced works in the style include Marcel Breuer, Philip Johnson, Cesar Pelli, Piano and Rogers, and John Portman.

In Riverside there are a number of Late Modern buildings, including bank buildings, commercial/retail stores, and educational buildings.

Character-defining features of the style:
- Bold geometric volumes
- Large expanses of unrelieved wall surfaces
- Uniform use of cladding materials including glass, concrete, or masonry veneer
- Exaggerated expression of structure and systems
- Hooded or deeply set windows
- Little or no applied ornament

Local examples of the style:
- Redlands Federal Bank (former) – 1651 University
- Student Center and Bookstore – Riverside Community College
- Tyler Mall May Company Department Store (former) – 1299 Galleria

Sub-Theme: Brutalism

Brutalism was another architectural movement that developed during the 1950s in response to the International Style of architecture. International Style buildings often had a light and skeletal appearance created by the extensive use of steel structures with glass curtain walls. Brutalism was all about creating massive monolithic structures and stretching the limits of how concrete could be shaped. More properly known as "New Brutalism" during its heyday, the name was derived from *beton brut*, the concrete casting technique used by Le Corbusier in the *Unite d'Habitation*, Marseille, France (1952). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post-World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, and Paul Rudolph.

In America, one of the style's greatest promoters was John Portman, who designed several enormous atrium hotels and office clusters known for their spectacular spatial effects, including the Bonaventure Hotel in downtown Los Angeles. The style was particularly popular in the construction of government, educational, and

financial buildings. Other famous examples of the style in Southern California include the Salk Institute in La Jolla (1959) by Louis Kahn and the Geisel Library at the University of California, San Diego (1969) by William Pereira.

In Riverside, there are few pure examples of the Brutalist style. However, many buildings display Brutalist influences.

Character-defining features of the style:

- Blockish, geometric and repetitive shapes
- Facades with sculptural qualities
- Rough unadorned poured concrete construction
- Prefabricated concrete panels with exposed joinery or exposed concrete as building finish
- Windows as voids in otherwise solid volumes
- Raised plazas and base articulation
- Brick and stone used as the primary material in later examples

Local examples of the style:

- Bank of America – 10297 Magnolia Avenue
- City Hall – 3900 Main Street

THEME 2: Modern Architects

Southern California was one of the early hubs of the Modern movement in the United States, due primarily to the arrival of Frank Lloyd Wright, Richard Neutra, Rudolph Schindler, and Irving Gill in the late nineteenth and early twentieth centuries.[12] These important early Modernists, and in particular Neutra and Schindler, were extremely influential in the development of modern architecture through their personal promotion of modern ideals and concepts and the publication of their work in architectural magazines and journals. As a result, there were many architects practicing in the Modern idiom in Southern California during the period between 1935 and 1975. They fall into three general categories: early Modernists who practiced before and after World War II; traditional architects who embraced Modernism after the war; and postwar architects who formed corporate firms to execute large buildings and master planned developments for public agencies as well as private companies. Early Modernism was confined mostly to residential buildings, as the style was not fully embraced by the business community until after World War II. Nonetheless, it was the work of these early Modernists that helped popularize the style after the war.

Many of the leading commercial architecture firms in Southern California that formed at the beginning of the 20th century mostly closed their doors or faded away during World War II. A few of the younger partners in these firms continued to work during and after the war in scaled-down firms. While these classically-trained architects did not adopt Modernist ideology, they nonetheless designed a number of prominent Modern

[12] Irving Gill, along with Wright, was one of the fathers of the Modern movement in Southern California. Gill was working in the office of Adler & Sullivan at the same time as Wright. He moved to San Diego in 1893 for health reasons, and immediately started his own practice. Gill's experimentations with concrete construction may have led to his commission to design worker barracks for the Riverside Portland Cement Company in 1913.

landmarks later in their careers. One such architect who worked in Riverside was Stiles O. Clements. Clements had been a partner in the venerable firm of Morgan, Walls & Clements since 1923. In Riverside, the Riverside Finance Company (later the Citrus Belt Savings and Loan) at 3855 Market Street (1926) was one of his many explorations of the Churrigueresque style.[13] Other architects who rose to prominence in the pre-war period who worked in Riverside include S. Charles Lee and Paul R. Williams.

Many prominent regional architects from the postwar period also produced significant work in Riverside. The rapid growth in the City, particularly in the numerous commercial and institutional commissions during this period, provided opportunities for regionally and even nationally-significant architects such as Armét & Davis, Milton Caughey, Clark, Frey & Chambers, Jones & Emmons, and Maynard Lyndon to work in Riverside. As the market for corporate headquarters in Southern California expanded in the 1960s and 1970s, so did the architecture firms that produced them, becoming themselves corporations. In this framework, a whole team of architects was assigned to design a building. Working a bit like a production line, one architect functioned as the principal designer, while other architects worked on the individual parts. Significant regional corporate firms that worked in Riverside included Charles Luckman Associates and William Pereira and Associates.

In addition, working in Riverside during this period were a group of highly competent, yet lesser known, local practitioners. These architects working in Riverside in the Modernist idioms were a tight knit group. Many had served in one of the branches of the military services during World War II and went to architecture school on the G.I. Bill. Clinton Marr, Herman Ruhnau, and Bob Brown attended the University of Southern California, while William Lee Gates and Jack Burg were graduates of the University of California, Berkeley. Of all the architectural offices in Riverside, Ruhnau's was the largest. Many young architects got their start in Ruhnau's office, and as a result he had a profound influence training a new generation of local architects. Clinton Marr worked for Ruhnau before opening his own office. In turn, Dean Brown and Zigmar Hofmann worked for Marr before starting their own practice.

Allison & Rible

George B. Allison and Ulysses Floyd Rible formed Allison and Rible in 1944. Allison was born in India in 1904. He was educated at the Carnegie Institute of Technology and earned bachelor's and master's degrees in architecture from the University of Pennsylvania in 1925 and 1926 respectively. He worked as a draftsman in various architecture offices in Philadelphia and New York before moving to Los Angeles. Rible was born in Chicago in 1904; the family moved several times before settling in Los Angeles in the early 1920s. Rible received a bachelor's degree in architecture from the University of Southern California in 1928. He went on to study at the University of Pennsylvania (1928-1929), the American Academy in Rome (1930), and the Beaux Arts Institute of Design (1932).

The master plan and original buildings for Claremont McKenna Men's College were among their earliest works. From that point, the firm specialized in educational buildings ranging from elementary schools to universities. In addition, they designed many buildings for Pacific Telephone and Telegraph and the County of Los Angeles. Their largest commissions during the 1950s were the campus master plans and various individual

[13] The façade was covered in 1962, but the building has been recently restored and currently operates as Riverside Community College's Center for Justice & Civil Liberties.

buildings for the University of California, Riverside; Cal Poly San Luis Obispo; and Los Angeles City College. In 1958, Rodney Robinson and Raymond Ziegler joined the firm and the name was formally changed to Allison, Rible, Robinson and Ziegler. In 1969, Leo Daly Architects absorbed the firm.

Both Allison and Rible were actively involved in the American Institute of Architects (AIA). Allison served as the president of the Southern California Chapter of the AIA in 1948. Rible was the president of the State Board of Architectural Examiners (1955-56) and the regional director of the AIA district that included California, Hawaii, and Nevada. He became a Fellow of the AIA in 1957.

Local examples: Aberdeen-Inverness Residence Hall, UCR (1959); Administration Building, UCR (1960); Corporation Yard, UCR (1960); Retail Building, 3689 Arlington Avenue (1961).

Armét & Davis

Louis L. Armét (1914-1981) and Eldon C. Davis (1917-2011) founded Armét and Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957).

Born in St. Louis, Armét moved to Los Angeles when he was 13. After graduating from Los Angeles High School and Loyola University, he went to architecture school at the University of Southern California and graduated in 1939. Armét worked for the Navy Department of Design at Pearl Harbor from May 1941 to February 1943, where he designed warehouses and buildings for ship repair. He worked from 1943 to 1956 for the Seabees. He became a licensed architect in 1946. Eldon C. Davis also graduated from the University of Southern California with a degree in architecture. Davis worked with Army engineers, Phelps-Dodge Mines in Arizona, and Navy Design Office on Terminal Island. He met Armét while the two of them were working at the architecture firm of Spaulding and Rex, before forming a partnership that would last until 1972.

Local examples: Crestlawn Memorial Park, 11500 Arlington Avenue (1956) with Glenn W. Lundberg; Brockton Arcade, 6730-42 Brockton Avenue (1959) with Jack Burg; Denny's, 1995 University Avenue (1961); Denny's, 3530 Madison Avenue (1967).

Brown & Rawdon

Robert Elmer Brown was born in 1925. During World War II, Brown served in the Navy from 1943-1946. Following the war, he studied at the University of Southern California School of Architecture, receiving a B.Arch. in 1952. Following graduation from USC, Brown came to Riverside. He was a partner in the firm Ruhnau, Evans, Brown and Steinmann, Architects from 1952 to 1965 before starting the firm Brown and Rawdon with Blaine Rawdon. Blaine Neahr Rawdon was born in 1923 in Plainfield, New Jersey. He served in the military from 1943-1946 before receiving a B.A. from Amherst College in 1948. He studied architecture at Columbia University, earning a B.Arch. in 1952. Following graduation from Columbia, Rawdon came west and joined the Inland Empire Chapter of the American Institute of Architects in 1957. He was a partner in the firm

Pearson & Rawdon, Architects from 1958-1964; a principal at Ruhnau, Evans & Steinmann, Architects from 1964-1969; and a partner in the firm Brown & Rawdon as of 1969.

Local examples: Our Lady of Perpetual Help Catholic Church, 5250 Central Avenue (1970); Exhibition Hall at the Riverside Convention Center (demolished), 3443 Orange Street (1971).

Jack Burg

Jack Burg was born February 28, 1924. He studied architecture at the University of California, Berkeley, which is where he met William Lee Gates. In 1955, they were listed as "Burg and Gates" in the Riverside phone book, but by the following year they each appeared to have their own practice. Burg designed residential and commercial projects in Riverside, including the Brockton Arcade (1959), with Armét and Davis. Burg was president of the Inland Chapter of the AIA in 1962. His office was on in the second floor of the Brockton Arcade. His career was cut short by his death in 1968.

Local examples: Brockton Arcade, 6730-42 Brockton Avenue (1959) with Armét & Davis; Office Building, 6690 Brockton Avenue (1961); Office Building, 6790 Brockton Avenue (1961).

Milton Caughey

Milton Hazeltine Caughey was born in 1911 in Pennsylvania. He graduated from Amherst College in 1934 and went on to receive his MFA in Architecture from Yale in 1938. He worked summers for the architectural firm of McKim, Mead & White in New York City and after graduation from Yale he worked on the World's Fair for the well-known architect George Howe, in New York City (1938-39). In 1940, he moved with his wife, Janet, to Los Angeles and joined the architectural firm of Marsh, Smith, & Powell. In 1943, Caughey was commissioned a lieutenant in the Naval Reserves. In early 1946, he returned to Los Angeles where he went to work for architect Gordon Kaufmann. Caughey started his own firm in 1947. He mostly designed private homes in the Los Angeles area including the Garred House (1949), Goss House (1950), and his family's house (1950). His most prominent commission may have been the Barry Building (1951) in Brentwood, a U-shaped commercial building with curving exterior staircases. In 1953, Caughey entered into a partnership with architect Clint Ternstrom, which continued for several years. In 1956, he and architect Carl Maston built and shared an office together on La Cienega Boulevard in Los Angeles. In July of 1958, when the design for Rubidoux High School was nearing completion, Milton died suddenly of a heart attack at age 46. Caughey received four Merit Awards for Excellence in Design and Execution from the Southern California Chapter of the American Institute of Architects: two in 1954, for the Pachappa School and the Hillburg residence at Capistrano Beach; two in 1957 for Riverside Juvenile Hall and the Monroe School. Two of his private residences, the Garred House (1949) and the Goss House (1950) were included in David Gebhard and Robert Winter's *Guide to Architecture in Southern California,* (1965). Caughey was a visiting lecturer and design studio teacher at the USC School of Architecture from 1953-1954 and 1955-1957.

Local examples: Juvenile Hall, 3933 Harrison Street (1952); Victoria Elementary School, 2910 Arlington Avenue (1953); Pachappa Elementary School, 6200 Riverside Avenue (1953); Mountain View Elementary School, 6180 Streeter Avenue (1954); Monroe Elementary School, 8353 Garfield Avenue (1957); Highland Elementary School, 700 Highlander Drive (1965).

Clark, Frey & Chambers

The architectural firm Frey & Chambers was based in Palm Springs and operated by Albert Frey and Robson Cole Chambers between 1957 and 1966. Frey was born in 1903 in Switzerland and graduated from the Institute of Technology in Winterthur, Switzerland in 1927. He worked for a number of important architects in Europe and the United States before moving to Palm Springs in 1939. He was a partner with John Porter Clark until 1952, and then the firm became Clark, Frey and Chambers until 1957. From 1957 to 1966, the office was just Frey and Chambers.

Robson Cole Chambers was born in 1919 in Los Angeles. He attended the architecture school at the University of Southern California and was awarded the AIA Medal when he graduated in 1941. Chambers worked as a draftsman for Hunt and Chambers in Pasadena (1941-46). He worked for Clark and Frey from 1946 until he became a partner in 1953. John Porter Clark was raised in Pasadena. He studied architecture at Cornell University and then returned to Pasadena to work in the architectural firm Van Pelt and Lind. In 1932, he established the firm's office in Palm Springs and designed a number of buildings in the desert for them. Clark met Albert Frey when he came to Palm Springs to design the Kocher/Samson building and joined with him to design several projects. From 1939 until Clark left the firm in 1957 to establish his solo practice, the firm of Clark and Frey designed many buildings in Palm Springs, of which the Hamrick House (1941), Welwood Memorial Library (1940) and St. Paul's in the Desert (1946) are well documented as Clark's designs.

A distinctive feature in the firm's work is the repetition of patterns in wall screens and canopies. The central building at the American Red Cross complex repeats the cross cutout shape in this way. Circle cutouts are used in the same way in Watkins Hall (1954) at UCR designed by Clark and Frey. Clark, Frey and Chambers also designed Hinderaker Hall (1953) at UCR.

Local examples: Hinderaker Hall, UCR (1953) as Clark, Frey & Chambers; Watkins Hall, UCR (1954) as Clark & Frey; Webber Hall, UCR (1954) as Clark & Frey; Red Cross Building, 8880 Magnolia Avenue (1961) as Frey & Chambers.

Stiles O. Clements

Stiles Oliver Clements was a Los Angeles architect and a key figure in the local Art Deco movement of the 1920s. A partner with Octavius Morgan and John Walls in the firm of Morgan, Walls & Clements, he was best known for his exuberant Art Deco and Period Revival buildings, including the El Capitán Theater in Hollywood (1926), the Mayan Theater (1927), the Richfield Tower (1928), and the Wiltern Theater (1931), all in Los Angeles. Clements transitioned to Modern architecture after he took over the firm in 1937.

Local examples: Lewis Food Store, 6491 Magnolia Avenue (1947).[14]

[14] The Lewis Food Store has been substantially altered and does not appear eligible for designation. Clements is included here in the event other works in Riverside are discovered by future studies.

William Lee Gates

William Lee Gates was born in 1926 in Portland, Oregon. He graduated from Oklahoma A&M in 1950 with a bachelor's degree and from the University of California, Berkeley in 1951 with a master's degree in architecture. While studying at Berkeley he met his future partner, Jack Burg. Gates served in the U.S. Navy during World War II and the Korean War. He first appears as an architect in the Riverside phone book in 1955 under the firm name Burg & Gates. By 1956, he is listed as a sole practitioner. Commissions in Riverside include numerous small commercial and office buildings in the Magnolia Center. Gates retired in 1975, and in 1986 he returned to his hometown of Portland where he died on December 23, 2002.

Local examples: Victoria Presbyterian Church, 6091 Victoria Avenue (1958); Office and Retail Building, 3701 Sunnyside Avenue (1959); Office Building, 6900 Brockton Avenue (1960); Fire Station No. 4, 3510 Cranford Avenue (1961); Office Building, 3679 Arlington Avenue (1962); Armstrong Realty Building, 6809 Brockton Avenue (1964); Office Building, 6850 Brockton Avenue (1965).

Jones & Emmons

A. Quincy Jones and Frederick E. Emmons founded Jones & Emmons in 1951. Jones was born in Kansas City, Missouri in 1913. As a young boy, he went to live with his grandparents in Gardena, outside of Los Angeles. He became interested in architecture in high school, and went on to study at the University of Washington. After he graduated in 1936, Jones moved to Los Angeles to begin his professional career. He worked for a number of eminent Los Angeles architects in his early career, including Douglas Honnold and Paul R. Williams. Jones received his certificate to practice architecture in 1942; the same year, he joined the Navy. Jones was stationed in the Pacific until 1945. He returned to Los Angeles amidst the post-war development boom. Jones taught architecture at the University of Southern California from 1951-1967; he returned in 1975 to serve as Dean of the School of Architecture and Fine Arts.

Frederick E. Emmons was born in Olean, New York in 1907. After graduating from Cornell University with a degree in architecture, he worked for the New York firm of McKim, Mead & White. He moved to Los Angeles in 1932. Before the war, he became friends with Jones through their mutual employment at Allied Engineers in San Pedro. During the war, Emmons spent four years in the Navy. Afterward, Jones opened his own architectural practice. Soon after, the two men became partners and opened the firm of Jones & Emmons; the partnership continued until Emmons' retirement in 1969. Jones & Emmons utilized new building technologies that decreased costs and production time. The firm favored structural innovations including lightweight post-and-beam construction with pre-assembled parts. The work of Jones & Emmons included large-scale commissions, including religious buildings, educational facilities, and civic spaces. In addition, the firm designed office, restaurant, and factory buildings throughout California. Educational facilities were perhaps the most common category of Jones & Emmons' non-residential work. This work was particularly focused on college campuses in Southern California. The firm designed numerous buildings on the University of California campuses at San Diego, Santa Barbara, Irvine, and Riverside.

Local examples: Chemistry Building, UCR (1965); Carillon Tower, UCR (1966).

Lois Gottlieb

Lois Davidson Gottlieb was born on November 13, 1926 in San Francisco, California. From 1944 to 1947, she attended Stanford University, where she studied art and engineering and received a Bachelor of Arts degree. While at Stanford, Gottlieb visited Frank Lloyd Wright's Hanna House (1936), which she credits as a transformative experience. Following graduation, Gottlieb joined the Taliesin Fellowship program in 1948 and apprenticed with Wright in Scottsdale, Arizona, and Spring Green, Wisconsin. After spending a year and a half at Taliesin, Gottlieb resumed her professional training at Harvard University's Graduate School of Design, where she received her architecture degree. Her work continued to be primarily influenced by Wright's design philosophies. She returned to San Francisco, where she began her career working for Warren Callister. She later formed a partnership, Duncombe-Davidson, with another Taliesin fellow, Jane Duncombe. In 1956, Gottlieb launched her own architectural practice, focused primarily on residential design. From 1956 until her retirement in 2002, Gottlieb designed over 100 homes located primarily in the Riverside and Marin County areas. She also served as a lecturer at College of the Holy Names (1960-1964) in Oakland, California, at Alameda State College (1962-1964) in Hayward, California, and at the University of California-Riverside (1966-1972). In 1998, Virginia Tech University featured a one-woman retrospective of her work.

Local examples: Gottlieb Residence, 4175 Quail Road (1966); Mackey Residence, 6140 Tiburon Drive (1971); Worden Guest House, 4229 Quail Road (1977).

Graham Latta

Sheridan Graham Latta was born in 1906 in Wilcox, Pennsylvania. He studied at the University of Southern California School of Architecture, receiving a B.Arch. in 1927. Latta had his own firm from 1935 to 1950, and from 1955 to 1965. From 1950 to 1955, Latta partnered with Carl Denney. From 1966 until his retirement, Latta was in a partnership with Donald Lynch. Latta's office and residence were in Glendale. Prominent commissions include Thomas Jefferson Elementary School in Glendale (1952), the office building at 3324 Wilshire Boulevard in Los Angeles (1961), the Grandview Branch Library in Glendale (1963), Lafayette Park Senior Citizens Center in Los Angeles (1964), and Crenshaw-Imperial Branch Library in Inglewood (1965), along with several buildings on the University of California, Riverside campus. He was a member of the American Institute of Architects from 1942 to 1971. He died in 1976.

Local examples: Life Science Building, UCR (1945); Rivera Library, UCR (1954) as Latta & Denny; Boyden Entomological Lab, UCR (1961).

S. Charles Lee

S. Charles Lee was born Simeon Charles Levi in 1899 in Chicago to German immigrant parents. He showed an early aptitude for engineering and business; by age 15 he held a draftsman position at the architecture office of Henry Newhouse, who specialized in theater design. After graduating from high school, Lee was promoted to senior architect at the age of 18. During World War I, Lee enlisted in the Navy and was assigned to the Engineering Department. After the war, he attended Armour Institute of Technology in Chicago in a program that combined engineering with architecture and drawing. In 1921, Lee drove from Chicago to California and

settled in Los Angeles. Almost immediately, he became involved in a real estate development venture along Wilshire Boulevard. While the venture was a success financially, he became disillusioned with real estate and opted instead to open an architectural practice. It was at this time that he changed his name to S. Charles Lee. By 1925, his architecture practice was busy designing apartment buildings and other small projects. Lee combined highly decorative exteriors with practical and efficient interior plans. His residential projects led him to designing residences for Hollywood magnates like Louis B. Mayer, Irving Thalberg, and Cecil B. DeMille; this work provided Lee with his introduction to the film industry. In the late-1920s, Lee began designing the opulent movie palaces for which he would become known. His first theater commission was for the Tower Theater in downtown Los Angeles; he would go on to design theaters throughout the western United States.

Local examples: De Anza Theater, 4225 Market Street (1938).

Charles Luckman

Charles Luckman Associates was one of the most prolific corporate architecture firms in the United States. Born in 1909, Luckman achieved success as a businessman as well as an architect. He trained at the University of Illinois, but went into sales after graduating during the depths of the Great Depression. He was dubbed the "Boy Wonder of American Business" when he was named president of the Pepsodent toothpaste company in 1939. Through acquisition, he later became president of Lever Brothers, and helped plan their New York skyscraper, Lever House. Reminded of his architectural roots, Luckman resigned the presidency of Lever Brothers, moved to Los Angeles and began practicing architecture with fellow University of Illinois graduate William Pereira in 1950. Their partnership led to works such as CBS Television City, but the two went their separate ways in 1958. The firm was reorganized as Charles Luckman Associates, and soon had offices in Boston, Chicago, and Phoenix. The firm went on to design the Prudential Center in Boston, the new Madison Square Garden in New York City, and the NASA Manned Spacecraft Center in Houston. In 1977, Luckman retired and the firm became known as the Luckman Partnership.

Local examples: Sears, Roebuck & Company, 5261 Arlington Avenue (1963-1964); Broadway at Tyler Mall, 1299 Galleria (1969).

Maynard Lyndon

Maynard Lyndon was born in Howell, Michigan in 1907. He worked as an architect in Washington and Detroit before moving to Los Angeles in the early 1940s. He led senior design studios at the University of Southern California School of Architecture from 1945-1957 and 1961-1962. Maynard was primarily known for his innovative school projects, which concentrated on the effective use of natural light in learning environments, and often featured classrooms organized around courtyards. He designed more than 40 school projects in California and Michigan. Notable commissions include the award-winning Northville Elementary School in Michigan, which was built in 1936 and featured concrete construction coupled with refined brick and glass walls. It was notable for its simple, clean lines and was considered the first modern public school in North America. In California, Lyndon designed the Meiners Oaks School in Ojai, Apperson Street School in Los Angeles, Webster School in Malibu, and UCLA's Bunche Hall. Lyndon's design for his own home on Point Dume in Malibu (1949) won several architectural prizes, including an American Institute of Architects honor award. In 1972, he established a consulting firm, Lyndon Design Counsellors, in London. In 1973, he relocated to Germany with his wife, landscape architect and planner Joyce Earley Lyndon. He died in 1999.

Local examples: Physics Building, UCR (1965).

Clinton Marr

Clinton Marr was born in September, 1925 in Ontario, California, but he grew up in Riverside. Marr joined the Navy Air Corps during World War II. From 1947 to 1953, he attended the University of Southern California School of Architecture on the G.I. Bill. A. Quincy Jones was one of his instructors and Pierre Koenig was a classmate. He was influenced most by the post-and-beam structural framing method, which he later used in the design of two residences for his family (1954 and 1960). While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation, Marr worked for Clara Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in Riverside in 1956. Marr designed an impressive number of commercial, industrial, institutional, educational, and residential buildings in Riverside. He was president of the Inland Chapter of the AIA in 1964.

Local examples: Clinton Marr Residence, 4566 Jarvis Street (1954); Wesley United Methodist Church, 5770 Arlington Avenue (1956); Lily Tulip Cup Corporation Building, 800 Iowa Avenue (1958); Clinton & Geraldine Marr Residence, 6816 Hawarden Drive (1960); Standard Insurance Company Building, 3380 14th Street (1961); Provident Federal Savings and Loan Building, 3656 Central Avenue (1962); Grace United Methodist Church, 1085 Linden Street (1966); Riverside Municipal Airport Building, 6951 Flight Road (1968).

Bolton Moise, Jr.

Bolton Moise, Jr. was born on August 17, 1905 in Pittsburgh, Pennsylvania and attended the architecture school at Harvard University, where he received a B.A. in 1927 and an M.A. in 1931. While at Harvard, he earned the Cram Award, the AIA School Medal, and was elected to Alpha Rho Chi. Following graduation, Moise studied abroad for three years, spending most of his time in Paris, along with England and Germany. While in Paris, he spent time studying under French architect Eduard Leon. Upon his return to the United States, Moise worked

for Edward Durrell Stone as a draftsman in 1934, moving to the firm Franklin and Brown to be a designer in 1936. In 1938, he became a designer for the firm Desmond and Lord in Boston. While practicing on the east coast, Moise was involved in high profile projects including the Museum of Modern Art, the New York World's Fair, and as a structural engineer on the wartime defenses of Boston Harbor. He also worked as a designer for General Motors. During World War II, Moise served as a Captain in the Aviation Engineers, working as an engineering officer in the United States. After his military discharge in 1946, Moise moved to Southern California. He worked briefly for an architect in San Bernardino before setting up his own practice in Riverside in 1947 in offices in the Lewis Building in downtown Riverside. He practiced in Riverside until his retirement in 1970. He is responsible for the design of many prominent buildings in Riverside, including numerous public and educational buildings. His most prominent commission is the Main Branch of the Riverside Public Library (1963-1965), which he designed with Edward Fickes. Bolton Moise died at the age of 84 in Riverside on November 8, 1989.

Moise worked in partnership with Wendell Harbach and James Hewlett at various points in his career. Wendell M. Harbach was born on December 12, 1923 in San Bernardino. By 1930, the family was living in Riverside. Harbach attended Poly High School in Riverside in the 1940s, and graduated from the USC School of Architecture in the early 1950s. After graduation, Harbach returned to Riverside and began practicing architecture, with a primary focus on school design. Harbach worked in various partnerships throughout his career, including with Bolton Moise in the late 1950s and early 1960s. Wendell Harbach died in Riverside on June 3, 2007. There is little available information about James A. Hewlett. Hewlett was born on November 26, 1921 in San Bernardino. In 1943, he enlisted in the Air Corps as an Aviation Cadet and was stationed at the Santa Ana Army Base. Following the war, Hewlett practiced architecture in Riverside, either independently or as part of various local firms. He designed a number of local schools.

Local examples: La Granada Elementary School, 10346 Keller Avenue (1949); University Heights Middle School Gym and Music Department, 1155 Massachusetts Avenue (1950); Madison Elementary School, 3635 Madison Avenue (1952); Residence, 4592 Indian Hill Road (1955); Emerson Elementary School, 4660 Ottawa (1955); Central Fire Station, 3420 Mission Inn Avenue (1957); Alcott Elementary School, 2433 Central Avenue (1958) with Harbach; Hawthorne Elementary School, 2700 Irving Street (1959) with Harbach & Hewlett; Polytechnic High School, 5450 Victoria Avenue (1961-65); Riverside Public Library, Main Branch, 3581 Mission Inn Avenue (1963-65) with Edward Fickes.

William Pereira

William Pereira was a highly influential and prolific architect and urban planner whose work defined the look of mid-century America. He was born in 1909 in Chicago and graduated from the University of Illinois School of Architecture. He began his first practice as W.L. Pereira in 1931, while also working with Holabird and Root. An offer from Hollywood to design movie sets brought him to Los Angeles. He shared the 1942 Academy Award for Best Special Effects for the movie *Reap of the Wild Wind*. He left the field of set design and formed an architecture firm with Charles Luckman in 1950. Although the firm was successful, it broke up due to the different styles and visions of the two partners. Pereira then launched William L. Pereira Associates, which lasted from 1958 until his death in 1985. He is best known for designing the Transamerica Pyramid in San Francisco (1973), but his greatest achievement is considered to be the master plan for Irvine Ranch (1961).

Pereira's buildings are easily identified by their unmistakable style, often taking unusual forms such as pyramids and ziggurats. They usually projected a grand presence, heavyset in appearance and often sitting atop pedestals that were themselves an integral part of the building. His material of choice in creating unique geometric forms was pre-cast concrete. Working in this medium, he could create his impressive facades by simply attaching them as panels on to the steel frame of the building. His list of over 400 projects includes: CBS Television City, Los Angeles (1953); Union Oil Building, Los Angeles (1958); Bullock's Fashion Square, Santa Ana (1958); the Theme Restaurant at Los Angeles International Airport (with Paul Williams, 1958); the University of California, Santa Barbara master plan (1958); the Los Angeles Zoo master plan (1958); the City of Newport Beach master plan (1960); and the Los Angeles County Museum of Art (1964).

Local examples: Hunter Douglas Engineering Plant (second phase), 1455 Columbia Avenue (1953) as Pereira & Luckman; Life Sciences Building, UCR (1959).

Herman Ruhnau

Herman Ruhnau was born September 1, 1912 in Pasadena. He spent his childhood in Santa Barbara, and then moved to Riverside in 1929. He studied architecture at the University of Southern California. He was an architect for the U.S. Navy during the World War II and helped design the U.S. Naval Hospital in Norco. In 1946, he opened a Riverside branch office for Heitschmidt & Matcham, a Los Angeles-based architecture firm. In 1950, Ruhnau founded his own firm. Much of his work is in Riverside, and includes homes, banks and other commercial buildings, and numerous government facilities. In 1975, he completed two high-profile commissions in Riverside, the Riverside City Hall and the Riverside County Administration Center. In 1979, a newspaper called Ruhnau the dominant figure in Riverside architecture after World War II. He also designed farm labor housing and County fairground buildings in Indio. He became an AIA Fellow in 1974. Before his death in 2006, Ruhnau received the lifetime achievement award from the Inland Chapter of the AIA. Ruhnau's firm is still operational today as Ruhnau Ruhnau Clarke, and his son David is one of the principals. The firm has offices in Riverside and Carlsbad.

Local examples: Cosmetology Building, RCC (1957); County Law Office of Public Defender, 4200-32 Orange Street (1958) with Evans & Brown; Cutter Swimming Pool, RCC (1957); Press Enterprise Building, 3514 14th Street (1958); Marcy Branch Library, 3711 Central Avenue (1958); John Adams Elementary, 8362 Colorado Avenue (1960); Riverside County Jail Addition, 4000 Orange Street (1960); Entomology Building Addition, UCR (1960); Riverside Community Hospital, 4445 Magnolia Avenue (1961); Health Services Building, UCR (1961); City Police Department Building, 4102 Orange Street (1965); Riverside County Law Library, 3535 10th Street (1969); La Sierra High School, 4145 La Sierra Avenue (1969), Riverside City Hall, 3900 Main Street (1975); and Riverside County Administration Center (1975).

Paul R. Williams

Paul R. Williams was one of the most successful architects to practice in Los Angeles during the twentieth century. Certified as an architect in 1915, Williams was the only licensed African American architect working on the west coast during the 1920s. Much of his work was residential and he was renowned for designing palatial homes for important figures in the entertainment industry including Lon Chaney, Lucille Ball, and

Tyrone Power. He also designed a number of important buildings associated with the African American community in Los Angeles including the Second Baptist Church (1926), the Hudson-Liddeli Building (1928; demolished), the Golden State Lodge for the Order of the Elks (1930, demolished), and the Angelus Funeral Home (1934).

Local examples: Bank of America, 9204 Magnolia Avenue (1958).

Walter Dorwin Teague

Walter Dorwin Teague (1883-1960) was a world-renowned industrial designer. Born and raised in Indiana, he moved to New York City in 1902. He supported himself by painting signs and drawing for catalogue companies while attending the Arts Students League of New York. After touring Europe and working as a magazine illustrator, he joined a group of individuals interested in establishing industrial design as a separate occupation. As the first president of the American Society of Industrial Designers (now IDSA), Teague was a valued designer for companies such as Kodak, Ford, and Boeing, and is celebrated for his streamlined approach, which was concurrently reflected in modern architecture. He is known for pioneering designs in many industries, including photography, communications, transportation, fashion, building, automotive, and space exploration. Teague's, and later the Teague Corporation's, most well-known designs include: the Kodak Brownie and Bantam Special cameras; Polaroid's Land Camera - the first to develop its own film; passenger trains for New York Transit Association; the famous UPS truck design; the first sleeper cabin cross country truck; crew quarters for NASA; and the Boeing 777.

Local examples: Texaco Service Station, 3102 Main Street (1936).

F. ASSOCIATED PROPERTY TYPES

PROPERTY TYPE: Single-family Residential

Property Type Description

This property type identifies single-family residences constructed during the period of significance.

Statement of Significance

The post-war population boom coupled with federal housing policies that promoted homeownership dramatically increased the demand for housing. As a result, Riverside saw significant residential growth during the post-World War II period. Single-family residential properties in Riverside include custom-designed Mid-century Modern homes, along with neighborhoods of Ranch and Minimal Traditional-style tract housing. These subdivisions represent a major building boom in residential development after World War II and reflect modern community planning principles that grew out of the Progressive Era. These principles were best articulated in 1929 by Clarence Perry's neighborhood unit theory, which proposed a self-contained residential development bounded by major arterial streets to accommodate through traffic, while curvilinear internal streets offered residential access only.[15] These self-contained communities often included shopping centers, schools, churches, and other facilities to directly service the community. It was in these large-scale developments that the Ranch house reached its apex, cementing its popularity with mainstream America. The best examples in Riverside include the Cliffside tracts in the Wood Streets and Grand areas and the Victoria Groves tracts in the Victoria area.

Registration Requirements

Criteria: C

Evaluation of Individual Properties: Tract houses are not eligible for individual designation. Single-family residences must have been custom designed by an architect or builder for a specific client and a specific site. Single-family residences are individually significant under Theme 1: Modern Architectural Styles, if they are excellent examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect or builder.

To be eligible, an individual property must:

- exemplify the tenets of the modern movement; and
- display most of the character-defining features of its style; and
- date from the period of significance; and
- exhibit quality of design; and
- retain the essential factors of integrity.

[15] Historic Resources Group and Pasadena Heritage, *Cultural Resources of the Recent Past*, City of Pasadena, 2007, p. 35.

Required Aspects of Integrity: Location, setting, design, workmanship, and materials must be strongly present.

Integrity Considerations: Houses with prominent additions, changes to the fenestration pattern, and major alterations of the spatial layout are excluded from listing.

Evaluation of Historic Districts: A custom-designed example of this property type may also qualify as a contributor to a historic district if it is situated with a contiguous grouping of similar single-family residences. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction. Tract housing will only be eligible as potential historic districts. Historic districts are significant under Theme 1: Modern Architectural Styles, if they are good examples of a particular style within the modern movement or if they collectively represent post-war planning and design principles. District boundaries will typically follow the original subdivision plates, although vacant parcels and non-contributing buildings may be excluded along the perimeters. Districts may include more than one subdivision if they were platted at a similar period of time and contain houses designed in the same style.

To be eligible, a historic district must:

- reflect post-war planning and design principles; or
- play an important role in the post-war suburbanization; and
- retain a substantial majority of buildings dating from the period of significance; and
- convey the original layout and street plan of the subdivision plat; and
- retain the essential factors of integrity.

Required Aspects of Integrity: Setting, design, materials, and feeling must be strongly present.

Integrity Considerations: More than one style may be present, but the district should strongly convey the feeling of the period. Physical infrastructure such as curbing, street lights, street trees, and other amenities will ideally be present if they existed originally. In all cases, the setting should be largely intact within the boundaries of the district. Within districts, the threshold of integrity for contributing properties is defined as the ability of a particular house to reflect the architectural style and form that it would have possessed at the time of construction. The main exception is that roofing materials are likely to have changed. The replacement of original windows (as long as openings have not been resized), cladding (as long as it is compatible with the original cladding), front doors, and garage doors are also acceptable alterations; however, if all of these features have been replaced, the house should be considered non-contributing.

PROPERTY TYPE: Multi-family Residential

This property type identifies multi-family residences constructed during the period of significance.

Statement of Significance

While the overwhelming majority of residential development in Riverside prior to World War II was in the form of detached single-family residences, the post-war period is marked by an increasing number of apartment buildings. This was largely in response to the overall housing shortage that created a need for higher density to

accommodate the influx of new residents. It should be noted that apartment buildings from this period typically included at least eight units and usually more. Apartment buildings are mostly located along major thoroughfares such as Magnolia Avenue, and are typically two-story buildings with very minimal setbacks. There are a few examples of courtyard apartments, and one small-scale garden apartment. Two prominent examples are the Riverside Townhouses and Plymouth Tower, both near downtown. The Riverside Townhouses are a rare example of the Late Moderne style. Plymouth Tower is one of only two high-rise apartment buildings in Riverside. It is an International Style building with alternating balconies and solid walls on each of the seven stories that overall create a checkerboard pattern.

Registration Requirements

Criterion: C

Evaluation of Individual Properties: Apartment buildings are individually significant under Theme 1: Modern Architectural Styles, if they are excellent or rare examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect.

Historic Districts: This property type may also qualify as a contributor to a historic district if it is situated within a contiguous grouping of similar apartment buildings, or if it is situated within a grouping of single- and multi-family residential buildings constructed during the period of significance. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction.

To be eligible, an individual property must:

- exemplify the tenets of the modern movement; and
- display most of the character-defining features of its style; and
- date from the period of significance; and
- exhibit quality of design; and
- retain the essential factors of integrity.

Historic districts must:

- retain a substantial majority of buildings dating from the period of significance; and
- convey the original plan.

Required Aspects of Integrity: Location, setting, design, and materials must be strongly present.

Integrity Considerations: None.

PROPERTY TYPE: Commercial

Property Type Description

Commercial buildings constructed during the period of significance include office buildings, shopping centers, department stores, stores, restaurants, car dealerships, branch banks, theaters, and office buildings. Modern commercial buildings can be found throughout Riverside, but are mostly concentrated in the downtown or the Magnolia Center areas. Smaller scale buildings are also located along major commercial thoroughfares such as University Avenue.

Statement of Significance

Commercial/office
During the post-World War II period, a number of commercial office buildings and centers were constructed in Riverside to accommodate the influx of new commercial enterprises after the war. New office buildings were largely concentrated downtown, and in the Magnolia Center area. Prominent examples include Brockton Square, the Mile Square Building, and the IBM building.

Commercial/retail and auto-related
It was in the post-war era that dramatic shifts in commercial development occurred, largely due to the impact of the automobile and influx of new residents. Historic downtown centers were abandoned for new regional shopping centers that were developed to serve the suburban sprawl and responded to the automobile culture. It is no coincidence that companies that also developed the earliest residential subdivisions in Riverside developed the earliest shopping centers. One of the best remaining post-war shopping centers in Riverside is the Brockton Arcade in the Magnolia Center area. Completed in 1959, it is notable for its Googie architecture. Although it rivaled downtown as the city's primary shopping district, the Magnolia Center area consisted mostly of individual owned lots that were developed without an overarching plan or coordinated parking.

In Riverside and elsewhere in the United States, department stores were among the first major retailers to construct new branches further removed from downtown flagship stores and closer to residential communities. Since Reynolds' closed in 1920, Riverside's only locally owned department store was Rouse's. The city did have branches of national chains including J.C. Penny, Sears, Roebuck and Company, and Montgomery Ward. Sears abandoned its downtown store in 1964 after it opened a new store across the street from Hardman Center on Arlington Avenue.

In 1965, seven of the city's automobile dealerships moved from their downtown quarters on Market Street to a jointly owned Auto Center along the freeway at Adams Street. It was one of the first centers of its type in the United States. The idea for the center originated in a discussion among five dealers, and a group of architects including Clinton Marr and Herman Ruhnau were commissioned with developing the master plan. A comprehensive plan in the 1990s resulted in significant changes that altered the original character of the Auto Center. Of the original Auto Center buildings, the Helgeson Buick dealership is the most distinctive and intact.

Commercial/banks
The practice of opening branch banks was invented in the early 20th century by A.P. Giannini, founder of the Bank of Italy. By 1930 he had more than 1,000 branches in California and consolidated under a new name, Bank of America. Historically, branches were housed in imposing Neoclassical and Beaux Art styles buildings. Over time, the number of banks decreased, but the number of branches increased. After World War II, the number of branch banks increased exponentially as financial institutions followed their customers to the suburbs. Services provided by a branch included cash withdrawals and deposits with a bank teller, financial advice from a specialist such as a loan officer, safe deposit box rentals, etc. Many branches offered drive-through services as well.

Post-war branch banks, including savings and loans, were usually small-scale buildings, one to three stories in height, in modernists idioms including International Style, New Formalism, and Brutalism. One of the best examples in Riverside is Provident Federal Savings and Loan Building (1962) by Clinton Marr. At 20,000 square feet, it is larger than most bank buildings in the city. Founded in 1956, Provident maintained their original building downtown, and made the one in the Magnolia Center area their headquarters. The main mass of the building is a three-story cube that is surrounded by a ground floor that projects on all four sides. The north and south sides of the cube are glass curtain walls.

Commercial/restaurants
From the mobile and modular diners of the late 19th and early 20th century to the suburban family restaurants of the 1950s, the design of roadside eateries has evolved, usually reflecting trends in popular culture. Particularly in Southern California, the car culture was reflected in “drive-ins,” diners whose designs focused on the car as customer. In Riverside, some early cafés were contained within main commercial buildings such as the no longer extant Golden State Hotel, Café and Lunch Counter (circa 1905), which was housed in the Roosevelt Building on Eighth Street (now University Avenue) in downtown. Several eateries in the Streamline Moderne style are still extant in Riverside, and later buildings, like George’s Famous Burgers and Tacos, still located at 9910 Magnolia Avenue, feature the glass façade and large canopy surrounded by parking that characterized roadside eateries of the 1950s.

During the post-war era, the potential for profit from commercial establishments along heavily traveled roadsides prompted development. New buildings quickly filled in vacant roadside lots, and existing buildings were rehabilitated to accommodate new uses in Riverside and across the country. One single-family residence turned restaurant is still extant at 1953 University Avenue. Constructed circa 1930, the dwelling was converted for use as a malt shop in 1951 and still functions as a restaurant. Regional and national restaurant chains also formed during this period and constructed outlets in Riverside including Denny’s and IHOP.[16]

[16] The discussion of commercial restaurants from this period in Riverside is taken from Jennifer Mermilliod, *Historic Resources Evaluation Report (HRER) for the University Avenue Streetscape Project*, City of Riverside.

Registration Requirements

Criterion: C

Evaluation of Individual Properties: Shopping centers with a few buildings on a single parcel of land should be evaluated as an individual historic resource. Commercial buildings are individually significant under Theme 1: Modern Architectural Styles, if they are excellent or rare examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect.

To be eligible, an individual property must:

- Exemplify the tenets of the modern movement; and
- Display most of the character-defining features of its style; and
- Date from the period of significance; and
- Exhibit quality of design; and
- Retain the essential factors of integrity.

Evaluation of Historic Districts: Contiguous groups of commercial buildings developed during the period of significance on separate parcels should be evaluated as a historic district. Historic districts may include other property types, but should be substantially commercial. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction.

To be eligible, a historic district must:

- Retain a substantial majority of buildings dating from the period of significance; and
- Convey the original plan.

Required Aspects of Integrity: Location, setting, design, materials, and feeling must be strongly present.

Integrity Considerations: Street-facing elevations should retain most of their major design features. Small scale commercial buildings with major storefront alterations are excluded from listing. As the original occupants of most commercial buildings have changed, the replacement of tenant signage should be expected and should not automatically exclude buildings from eligibility. However buildings that retain distinctive, original signage are more important than those that do not. The addition of automated teller machines is also a common alteration, especially to branch bank buildings, that should not automatically exclude buildings from eligibility. Restaurants that retain their original interiors are rare; therefore, interior alterations may be acceptable.

PROPERTY TYPE: Institutional/religious

Property Type Description

Property types associated with religious institutions constructed during the period of significance are primarily churches. Sunday school buildings were often constructed on the same property and were essential parts of church complexes. The buildings containing the sanctuary were the centerpiece of the church complex and often took distinctive forms during the post-war period. Modern church buildings and complexes are found throughout Riverside and followed the development of residential subdivisions as congregations moved further from the historic neighborhoods near downtown.

Statement of Significance

Riverside has a good collection of modern ecclesiastical architecture, many of which were designed by noted local architects. There are several expressive examples of Mid-century Modern church buildings that have unusual shapes and soaring rooflines. Swelling congregations and unmet needs that had been deferred because of the lack of funding during the Depression, or the restrictions on essential building materials during World War II escalated the construction of religious architecture during the post-World War II period. At the same time, religious institutions started performing more and more social functions in the community. Sanctuaries doubled as meeting halls and Sunday school classrooms were used as pre-schools during weekdays. This caused congregations and architects to reconsider the proper aesthetics of religious buildings. Some turned to historicizing vocabulary that explicitly recalled older architectural forms. Most architects, however, favored modernist idioms.

Good examples of modern church buildings in Riverside include the Wesley United Methodist Church (1956) and Grace United Methodist Church (1966) by Clinton Marr; the Kansas Avenue Baptist Church (1964) by Vernon von Pohle; and Our Lady of Perpetual Help by Brown & Rawdon (1970).

Registration Requirements

Criterion: C

Criterion Consideration A: To meet eligibility requirements for inclusion in the National Register, religious buildings must first satisfy Criteria Consideration A. To satisfy Criteria Consideration A, religious buildings must derive their primary significance from architectural distinction or historical importance. A religious building must also meet either Criterion A or C, or both.

Evaluation of Individual Properties: Religious buildings are individually significant under Theme 1: Modern Architectural Styles, if they are excellent or rare examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect. Secondary buildings such as parsonages, classrooms, and social halls should also be evaluated if they were present during the period of significance and retain their integrity.

To be eligible, an individual property must:

- Exemplify the tenets of the modern movement; and
- Display most of the character-defining features of its style; and
- Date from the period of significance; and
- Exhibit quality of design; and
- Retain the essential factors of integrity.

Required Aspects of Integrity: Setting, design, workmanship, materials, and feeling must be strongly present.

Integrity Considerations: Primary interior spaces such as the sanctuary should remain intact. Alterations to secondary spaces such as kitchens and restrooms are acceptable.

PROPERTY TYPE: Institutional/public, civic

Property Type Description

Civic and other public institutional buildings from this period include police and fire stations, libraries, and City and County government buildings.

Statement of Significance

Riverside has a large collection of public institutional buildings constructed during the post-World War II period. There was significant new construction during this period, including several buildings in the Civic Center constructed in the 1960s and 1970s, reflecting the continued growth of the area. New additions to the Civic Center include the County of Riverside Law Offices of the Public Defender (1958), the City Riverside Police Department Building (1965), the Riverside County Law Library (1969), and Riverside City Hall (1975).

Several bond measures were placed on the ballot for the construction of fire stations and libraries. In 1952, the City put a $440 million bond measure on the ballot for the construction of a new fire station to replace the original downtown station. Completed in 1957, it is a classic example of the International Style and is listed in the California Register of Historical Resources.

Registration Requirements

Criterion: C

Evaluation of Individual Properties: Public buildings are significant under Theme 1: Modern Architectural Styles, if they are excellent or rare examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect.

To be eligible, an individual resource must:

- Exemplify the tenets of the modern movement; and
- Display most of the character-defining features of its style; and
- Date from the period of significance; and
- Exhibit quality of design; and
- Retain the essential factors of integrity.

Evaluation of Historic Districts: Public and civic institutional buildings are primarily concentrated in the Riverside Civic Center; however, they were constructed before, during, and after the period of significance. Public buildings may contribute to other types of historic districts with buildings from the post-war era.

To be eligible, a historic district must:

- Exemplify the tenets of the modern movement; and
- Display most of the character-defining features of its style; and
- Retain a substantial majority of buildings dating from the period of significance; and

- Convey the original plan; and
- Retain the essential factors of integrity.

Required Aspects of Integrity: Setting, design, workmanship, and materials must be strongly present.

Integrity Considerations: The exterior should remain largely unaltered, although there may be some changes to interior spaces.

PROPERTY TYPE: Institutional/education

Property Type Description

There are a variety of educational institutions in Riverside including the public school system operated by the Riverside Unified School District and the Alvord Unified School District, several parochial schools, the Sherman Indian School, the California School for the Deaf, and schools of higher learning such as the Riverside Community College, California Baptist University, La Sierra University, and the University of California, Riverside. Several of these institutions were founded, and most constructed buildings or campuses during the period of significance.

Statement of Significance

Riverside has a large collection of educational architecture from the post-World War II period, reflecting the overall growth of the area during this period. Many school buildings and campuses were designed by noted architects of the period. The Riverside Unified School District was established in 1907 for students through eighth grade. Originally, its territory corresponded with the city limits, but later expanded. The Alvord Unified School, Riverside High School, and Riverside Junior College Districts were incorporated separately. All of these districts remained relatively small in terms of student body and facilities until after World War II. Population growth brought about a demand for new facilities as well as a reorganization of the public school system.

The architectural quality of the elementary school campuses from the period tends to be better than the middle and high schools. The middle and high school campuses may lack a clear plan and cohesive architecture because more often than not, several firms were hired to design buildings. One new middle school campus and several new high school campuses were constructed during the period of significance. They include Sierra Middle School (1957), Ramona High School (1956), Polytechnic High School (1961-1965), and John North High School (1964). Of the present 32 elementary school campuses in the Riverside Unified School District, about half were constructed between 1945 and 1965. They are generally reflective of national trends in both plan and architecture.

The first school constructed after World War II was Longfellow Elementary, which was designed by Heitschmidt & Matchum. Situated on the corner of the lot is the main building containing the auditorium, a large solid wall volume with a one-story administrative office wing attached. The classroom buildings are positioned in rows and are typical of the era with flat roofs slightly pitched, grids of expansive windows on the north, clerestory windows above solid walls on the south, and overhanging canopies on the south. Covered walkways often connected the buildings. The spaces between the buildings were used as extensions of the classrooms. Milton Caughey and Bolton Moise Jr. designed numerous elementary school campuses using this same format, making adjustments for the site.

Riverside Community College originated as the Riverside Junior College and shared a campus with the Polytechnic High School. When the two schools became overcrowded in 1921, voters gave the junior college their own board and money to buy the joint site, and moved the high school to a new campus. The original

campus has been largely reconfigured. Herman Ruhnau designed two buildings on the campus in 1957, the Cutter Swimming Pool and the Cosmetology Building.

La Sierra Academy was founded in 1922, expanded its educational programs almost immediately, and became La Sierra College in 1939. During the Depression, four buildings were added to the campus, all of which were designed by Clinton Nourse. Men's and women's dormitory buildings were constructed in 1939 and 1940 to keep pace with the expanding enrollment. There are 14 buildings in what is considered the historic core of the campus, which date from 1922 to 1953. The early Mission Revival style buildings were altered to reflect the 1930s Moderne style. Post 1953 construction occurred outside of the historic core, and includes several fine examples of modern architecture. They do not appear to have been situated according to a master plan and do not relate to one another in terms of landscaping on open space. In 1967, Loma Linda University and La Sierra College joined their undergraduate programs to form a two-campus university. Formal ties ended in 1990 and La Sierra University became an independent institution.[17]

The origins of the University of California, Riverside (UCR) can be traced to the Citrus Experimentation Station, founded in 1907 by the University of California. In 1946 the University of California Regents approved of establishing a liberal arts college on the campus, but classes did not begin until 1954. Various architecture firms were hired to design buildings: Bennett and Bennett from Pasadena designed the Geology Building (1953); Clark, Frey and Chambers (in various partnerships) from Palm Springs designed Hinderaker Hall (1953), Watkins Hall (1954), and Webber Hall (1954); Arthur Froehlich from Los Angeles designed the Physical Education Building (1953); and Graham Latta from Glendale designed the Rivera Library (1954). In 1955, Allison and Rible prepared a master plan for UCR. Allison and Rible were also responsible for the design of the Aberdeen-Inverness Residence Hall (1956) and Corporation Yard (1957). In 1959, UCR became a full-fledged campus in the University of California system. Buildings by Graham Latta, Jones and Emmons, Herman Ruhnau, and Pereira and Luckman continued to be added to the campus during the 1960s.

Registration Requirements

Criterion: C

Evaluation of Individual Properties: Educational buildings are individually significant under Theme 1: Modern Architectural Styles, if they are excellent or rare examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect. Elementary classroom buildings typically do not qualify for individual listing.

To be eligible, an individual resource must:

- Exemplify the tenets of the modern movement; and
- Display most of the character-defining features of its style; and
- Date from the period of significance; and
- Exhibit quality of design; and
- Retain the essential factors of integrity.

[17] Historic Resources Group, *HRER for La Sierra University*, 1996.

Evaluation of Historic Districts: In general, the entire campus of an elementary school, middle school, or high school should be evaluated. If there are multiple buildings with integrity remaining from the period of significance, consideration should be given to nominating them as a historic district. To be eligible as a historic district, the campus must retain a substantial majority of buildings dating from the period of significance and convey the original plan.

To be eligible, a historic district must:

- Exemplify the tenets of the modern movement; and
- Display most of the character-defining features of its style; and
- Retain a substantial majority of buildings dating from the period of significance; and
- Convey the original plan; and
- Retain the essential factors of integrity.

Required Aspects of Integrity: Location, setting, design, and materials.

Integrity Considerations: Physical infrastructure such as the pedestrian circulation system, landscaping, and other amenities will ideally be present if they existed originally. In all cases, the setting should be largely intact within the boundaries of the district. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction.

PROPERTY TYPE: Industrial

Property Type Description

Property types associated with industrial development constructed during the period of significance are primarily warehouses and factories. Industrial properties are often composed of more than one building. Office space may be provided in a freestanding building or may be included in a building that is mostly devoted to factory or warehouse space. In these later instances the office space is usually located on the street-facing elevation of the building and expressed as a separate volume. Industrial buildings are typically one-story in height, but as tall as 35 feet because the use requires a generous floor-to-ceiling height. Factories and warehouses are functional and utilitarian with very little adornment. The associated office buildings or components are usually the focus of the design.

Statement of Significance

Riverside has several industrial plants developed during the period of significance, many of which were designed by locally- or regionally-significant architects. After World War II, Riverside made an attractive location for manufacturing companies for several reasons: there was readily available land on which to build factories; the railroad lines that were used to transport citrus could just as easily transport manufactured goods; the developing freeway system allowed for interstate trucking; and the growing population provided a steady pool of laborers who were drawn to the area by affordable home prices. Among the most important companies to contribute to the post-war industrial development of Riverside were the Loma Linda Food Company, Food Machinery Corporation, Hunter-Douglas Corporation, Rohr Aircraft Company, Bourns Incorporated, and Lily-Tulip Cup Corporation. The associated office buildings of these industrial complexes typically occupy the street frontage and exhibit Modern architectural styles, while the other component buildings may be more industrial in nature.

The Hunter Industrial Park contains the largest concentration of industrial buildings in Riverside. The Hunter Engineering Company, Lily Tulip Corporation, and Bourns Incorporated were all located there. The area is now over 1,000 acres and industrial plants continue to be constructed in the Hunter Business Park. Railroad track spurs travel behind many of the warehouses. Industrial buildings are also located in the Arlanza and La Sierra areas.

Registration Requirements

Criterion: C

Evaluation of Individual Properties: Industrial buildings are individually significant under Theme 1: Modern Architectural Styles, if they are excellent or rare examples of a particular style within the modern movement or under Theme 2: Modern Architects, if they represent the work of a master architect. A few buildings or structures on a single parcel should be evaluated as an individual historic resource.

To be eligible, a resource must:

- Exemplify the tenets of the modern movement; and

- Display most of the character-defining features of its style; and
- Exhibit quality of design; and
- Date from the period of significance; and
- Retain the essential factors of integrity.

Evaluation of Historic Districts: Large collections of industrial buildings and structures on multiple parcels should be evaluated as historic districts.

To be eligible, a historic district must:

- Retain a substantial majority of buildings dating from the period of significance; and
- Convey the original plan.

Required Aspects of Integrity: Location, setting, design, materials, workmanship, and feeling.

Integrity Considerations: Manufacturing equipment should not play a role in the evaluation of integrity as it is replaced as technology changes.

G. GEOGRAPHICAL DATA

The limits of the City of Riverside, California.

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

This Multiple Property Documentation form is based on the *Modernism Context Statement* prepared for the City of Riverside by Christopher A. Joseph & Associates, November 3, 2009. The City of Riverside received a State of California Certified Local Government (CLG) grant for the period 2008-09 to prepare a Modernism Historic Context Statement as part of the Riverside Historic Preservation Program's continued effort to advance the cause of preservation in the city through the identification and evaluation of potential historic resources. Riverside has a large pool of modern buildings representing a variety of styles and types. In 2012-2013, the City received additional CLG funding for an intensive-level survey of modern architecture in Riverside.

To identify the context of postwar development in Riverside and determine the significance of specific buildings and neighborhoods, an extensive literature review was conducted on local architects, developers, and businesses, as well historical trends in construction and development in Riverside. This review included consultation of the Avery Index to Architectural Periodicals, the *Journal of the Riverside Historical Society*, the Pacific Coast Architecture Database (PCAD), the ProQuest Historical *Los Angeles Times* database, the *Riverside Press-Enterprise* and its predecessors, the *Daily Press* and the *Daily Enterprise*, as well as general texts on the history of Riverside.

Properties were identified through research, reconnaissance, and intensive-level survey. Reconnaissance was conducted citywide, with a focus on those areas that were primarily developed in the post-World War II period. Following the reconnaissance-level survey, an intensive survey was conducted in order to document up to 200 potential individual resources and districts. Potential historic resources were evaluated using established criteria and integrity thresholds for listing in the National Register of Historic Places.

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